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HOUSING ELEMENT

of the County of Alameda General Plan

adopted by the County of Alameda Board of Supervisors ■ August 2, 1984



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This revised Housing Element, prepared in accord with the provisions of the 1971, is a revision of the original 1970 Housing Element as amended February 7, 1971, as amended and adopted on July 21, 1972 and as amended adopted on September 27, 1972. All were approved by the State Department of Housing and Community Development under the 1971 Ordinance on December 21, 1972.

This Housing Element has been prepared in accord with the California Environmental Quality Act (CEQA). A Negative Declaration has been prepared and submitted.

The preliminary draft of the Housing Element was reviewed by city technical staff. The draft Housing Element was then reviewed by interested agencies and individuals, followed by Planning Commission public hearings held on February 2, March 2, March 9, and March 16, 1974. The revised draft, including changes made to reflect comments received at the public hearings, received five corrections and concerned individuals and approved by the

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PREFACE

This present Housing Element, prepared in accord with the provisions of AB 2853, is a revision to the August 1976 Housing Element as amended February 7, 1980. An addendum was adopted on July 21, 1981 and an appendix adopted on September 22, 1981. All were approved by the State Department of Housing and Community Development under the 1977 Guidelines on December 21, 1981.

This Housing Element has been prepared in accord with the California Environmental Quality Act (CEQA). A Negative Declaration has been prepared and certified.

The preliminary draft of the Housing Element was reviewed by city technical staffs. The Draft Housing Element was then reviewed by concerned agencies and individuals, followed by Planning Commission public hearings held on February 2, March 5, March 19 and April 2, 1984. The Revised Draft including changes made to reflect issues raised at the public hearings, received from agencies and concerned individuals, and resolved by the Planning Commission, was presented to the Board of Supervisors. The Board of Supervisors held public hearings on May 10, June 7 and August 2, 1984. The Housing Element of the Alameda County General Plan was adopted by the Board August 2, 1984.

TABLE OF CONTENTS

PREFACE.....	i
LIST OF TABLES.....	iv
LIST OF FIGURES.....	vii
INTRODUCTION.....	1
Organization.....	1
Legislative Authority.....	1
Purpose.....	2
Relationship to Other Parts of the County of Alameda General Plan.....	2
Planning Area.....	3
Plan Period.....	4
NEEDS IDENTIFICATION.....	7
Population Characteristics.....	7
Employment.....	12
Housing.....	17
Household Characteristics.....	27
Local Share of Regional Housing Need.....	40
Land Inventory.....	45
Governmental Constraints.....	49
Nongovernmental Constraints.....	56
Special Needs.....	67
Residential Energy Conservation.....	79
GOALS, POLICIES AND OBJECTIVES.....	81
Countywide Policies.....	82
Unincorporated Area Policies.....	88
HOUSING PROGRAM.....	97

Existing Programs.....	97
Evaluation of 1980 Housing Element Recommended Studies.....	102
Five Year Program (1985-89).....	103

APPENDIX

A - Inventory of Land with Development Potential.....	113
B - Changes in Policies for General Plan and Housing Element.....	119
C - County Planning Commission Resolution 84-10.....	124
D - County Board of Supervisors Resolution 84-0686.....	125

LIST OF TABLES

Table 1	Total Population 1970 and 1980.....	8
Table 2	Total Population - 1980, 1990 and 2000.....	9
Table 3	Age of Population, 1970 and 1980.....	10
Table 4	Age of Population, 1980.....	11
Table 5	Population by Race and Spanish Origin, 1980.....	13
Table 6	Resident Civilian Labor Force and Employment, 1970 and 1980.....	14
Table 7	Employed Residents 16 Years and Over by Occupation Alameda County Total and Unincorporated Area, 1980.....	15
Table 8	Employment and Population - 1980, 1985, 1990, 1995 and 2000.....	16
Table 9	Employment by Category - 1980, 1985, 1990, 1995 and 2000.....	18
Table 10	Total Housing Units, 1970-1980.....	19
Table 11	Total Renter Occupied Units, 1970-1980.....	20
Table 12	Renter Occupied Units by Housing Type, 1980.....	21
Table 13	Occupied Housing Units by Tenure by Race of Householder, 1980.....	22
Table 14	Year-round Housing Units, by Tenure and Occupancy Status, Lacking Complete Plumbing Facilities, 1970-1980.....	24
Table 15	Total Housing Units by Year Structure Built.....	25
Table 16	Vacancy Rate, 1970 and 1980.....	26
Table 17	Total Households and Household Size, 1970 and 1980.....	28
Table 18	Occupied Housing Units by Tenure by Persons in Units, 1980.....	29
Table 19	Occupied Housing Units by Persons in Units, 1970.....	30

Table 20	Occupied Housing Units by Tenure with More Than One Person per room, 1980.....	32
Table 21	Female Household Heads with One or More Persons Under 18 Years by Number and as Percent of Total Households, 1970 and 1980.....	33
Table 22	Households with Householders Age 65 and Over, 1980.....	34
Table 23	Median Household Income, 1969 and 1979.....	35
Table 24	Median Gross Rent, 1970 and 1980.....	37
Table 25	Median Housing Value, 1970-1980.....	38
Table 26	Specified Renter-Occupied Housing Units by Household Income in 1979 by Gross Rent as a Percentage of Income..	39
Table 27	Specified Owner-Occupied Noncondominium Housing Units by Household Income in 1979 by Selected Monthly Ownership Costs as a Percentage of Income.....	41
Table 28	1980 Existing Housing Need.....	43
Table 29	1984-1989 Projected Housing Need.....	43
Table 30	1984-1989 Projected Housing Need by Type.....	43
Table 31	1984-1989 Projected Housing Need by Tenure.....	44
Table 32	1984-1989 Projected Housing Need by Income.....	44
Table 33	Fee Schedule by Jurisdiction.....	54
Table 34	Net Number of Building Completions 1980-1982 Unincorporated Alameda County.....	57
Table 35	Approved Units in Unincorporated Alameda County January, 1980 - June, 1983.....	58
Table 36	Percent Land Value of Total Value.....	61

Table 37	Average Square Footage of Improvements and Total Value per Square Foot, 1980.....	62
Table 38	Average Sales Price Cost Breakdown for a Standard Quality Single Family Residence, Unincorporated Alameda County.....	64
Table 39	Average Sales Price Cost of Various Size Single Family Residences, 1980.....	65
Table 40	Distribution of Households by Income Groups, 1980.....	66
Table 41	Affordable Housing by Income Categories.....	68
Table 42	Comparison of Median Housing Value and Median Income....	69
Table 43	Elderly Section 8 Units, September 1983.....	70
Table 44	Handicapped/Disabled Section 8 Units, September 1983....	73
Table 45	Capacity of Licensed Facilities in the Unincorporated Area, Hayward, San Leandro and LAV.....	74
Table 46	Federally Assisted Housing in the Unincorporated Area..	101
Table 47	Five Year Implementaton Program.....	105
Table 47a	Quantified Objectives for 1984-89 Housing Program.....	112
Table 48	Inventory of Land with Development Potential: Castro Valley.....	114
Table 49	Inventory of Land with Development Potential: Fairview.....	116
Table 50	Inventory of Land with Development Potential: Cherryland/Ashland/Hillcrest Knolls.....	118

LIST OF FIGURES

Figure 1	Housing Element Subareas.....	5
Figure 2	Housing Element Subareas: Eden Planning Unit.....	6

INTRODUCTION

ORGANIZATION

The Housing Element is organized into four major sections. The first section is the Introduction which outlines the organization, legislative authority and purpose of the Housing Element, describes its relationship to other parts of the General Plan, and discusses the period which is covered.

The Needs Identification section includes an identification and analysis of housing needs and an inventory of resources. The third section, Goals, Policies and Objectives, outlines the County's housing policies. Finally, the Housing Program section includes a discussion of the various housing programs available in the County and, most importantly, includes a five-year schedule of actions that the County intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

LEGISLATIVE AUTHORITY

Section 65302(c) of the State Government Code requires a housing element in all city and county general plans, as follows;

(Each city and county shall prepare) a housing element, to be developed pursuant to regulations established under Section 50459 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community. Such element shall consider all aspects of the current housing technology, to include provisions for not only site-built housing but also manufactured housing, including mobilehomes and modular homes.

In September 1980, AB 2853 was enacted into law, establishing extensive requirements for the housing element of the General Plan. AB 2853 continues in law the requirement that all cities and counties, including charter cities, adopt nine mandatory elements as part of their general plans.¹ One of the required elements is the housing element. AB 2853 modifies existing law primarily by clarifying what is to be included in housing elements and establishes procedures and deadlines for their adoption.

Most importantly, AB 2853 puts into statutory form much of what was formerly in the Guidelines adopted in 1977. Thus, while the Guidelines will, for elements submitted under the substantive provisions of Section 3, be advisory, the statute itself now provides a level of specificity in its direction to localities comparable to that formerly provided in the Guidelines.

Each city and county must have adopted a Housing Element which conforms either to the 1977 Guidelines or to the substantive requirements of AB 2853 on or before October 1, 1981. The County of Alameda originally adopted the

¹ Government Code Section 65302.

Housing Element of the General Plan on August 24, 1976. A revision to the Housing Element was adopted by the County on February 7, 1980 and was initially approved by the State Department of Housing and Community Development (HCD). In response to comments made by HCD, the County adopted an addendum to the Housing Element on July 21, 1981, followed by the adoption of an appendix to the Housing Element on September 22, 1981. On December 21, 1981, HCD notified the County that the Housing Element had been approved under the 1977 Guidelines.

AB 2853 requires that each locality must update their housing elements at least every five years, except that the first revision must be completed by July 1, 1984. The current revision is intended to satisfy this requirement. AB 2853 also requires that each locality must submit their revised housing element to the State Department of Housing and Community Development for review and comment. This was done, as indicated in the letter of March 23, 1984, from HCD to the Planning Department containing their comments.

PURPOSE

The Housing Element is a compilation of the County of Alameda's policies relating to housing matters in both the incorporated and unincorporated portions of the County. Based upon an evaluation of local housing needs, the goals and policies contained in the Housing Element are intended to serve as a framework for long-term planning and as a basis for daily decision-making in matters related to housing. In addition to serving to represent the concerns and interests of the County regarding housing matters, it serves to present official County policy to be used in the review and comment on plan policies, programs and projects within or bearing on the County.

RELATIONSHIP TO OTHER PARTS OF THE COUNTY OF ALAMEDA GENERAL PLAN

This document is an element of the County of Alameda General Plan. It was developed as a separate document containing all necessary factual and policy materials which are normally required to guide public and private decisions affecting housing.

Supplemented by background information, analysis and policy statements, the following Elements and Plans, together with this document, comprise the comprehensive General Plan for the County:

- . General Plan, County of Alameda (Land Use and Circulation Elements), adopted May 26, 1966. Amended August 27, 1969; June 6, 1974; October 10, 1974; November 3, 1977; August 8, 1978; January 4, 1979; December 16, 1980; November 3, 1984; and April 5, 1984.
- . Castro Valley Plan, adopted June 15, 1961. Amended January 29, 1974; August 8, 1978.
- . Livermore-Amador Valley Planning Unit General Plan, adopted November 3, 1977. Amended January 4, 1979; December 16, 1980; November 3, 1983; and April 5, 1984.

- General Plan for the Central Metropolitan, Eden and Washington Planning Units, adopted January 13, 1981. Amended November 3, 1983.
- Unincorporated Eden (Portion) Area Plan, adopted November 3, 1983.
- Housing Element, adopted August 24, 1976. Amended February 7, 1980 and August 2, 1984.
- Park and Recreation Element, adopted June 12, 1956. Amended November 21, 1968.
- Scenic Route Element, adopted May 5, 1966.
- Open Space Element, adopted May 31, 1973.
- Conservation Element, adopted January 8, 1976. Amended November 23, 1976.
- Seismic Safety Element, adopted January 8, 1976. Amended August 5, 1982.
- Safety Element, adopted January 8, 1976. Amended August 5, 1982.
- Noise Element, adopted January 8, 1976.

To insure consistency of the General Plan policies and proposals, the principles and objectives in this element are based on the principles and objectives of the General Plan and earlier editions of the Housing Element.

PLANNING AREA

The area for which this Housing Element has been prepared is Alameda County which includes fourteen cities (Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro and Union City) and the unincorporated area of the County. Since the cities retain the authority and primary responsibility for housing matters within their corporate boundaries, the area of primary concern of this Housing Element is the unincorporated area of the County.

The unincorporated area is divided in the Housing Element into six subareas: Castro Valley, Cherryland/Ashland/Hillcrest Knolls, Fairview, San Lorenzo, Balance Eden and Livermore-Amador Valley (LAV) Unincorporated. These areas are shown on Figure 1. Figure 2 shows the subareas that are in the Eden Planning Unit in greater detail.

Castro Valley includes the Castro Valley Planning Area (as described in the Castro Valley Plan) and Palomares Canyon. Cherryland/Ashland/Hillcrest Knolls includes the Cherryland and Ashland Census Designated Places as well as Hillcrest Knolls and Fairmont Hospital. Fairview includes the Fairview Planning Area (as described in the Fairview Specific Plan). San Lorenzo is coterminus with the San Lorenzo Census Designated Place. Balance Eden includes Hayward Acres, Happyland, La Vista and Mount Eden.

Livermore-Amador Valley (LAV) Unincorporated includes all of the Livermore-Amador Valley not in the cities of Dublin, Livermore or Pleasanton.¹

PLAN PERIOD

While the Housing Element looks forward through the year 2000 to anticipate changing needs and conditions, the housing unit goals and the housing program cover the 1984-1989 five-year period in accord with AB 2853. AB 2853 requires another revision to be completed five years following the required adoption of the Housing Element in 1984. The 1989 Housing Element will consider housing needs in the 1989-1994 period.

¹ Census-based definitions of the subareas are as follows:

Castro Valley--includes Castro Valley Census Designated Place plus the unincorporated portion of census tracts 4301, 4351 and 4401.

Cherryland/Ashland/Hillcrest Knolls--includes Cherryland Census Designated Place, Ashland Census Designated Place plus the unincorporated portions of census tracts 4328 and 4329.

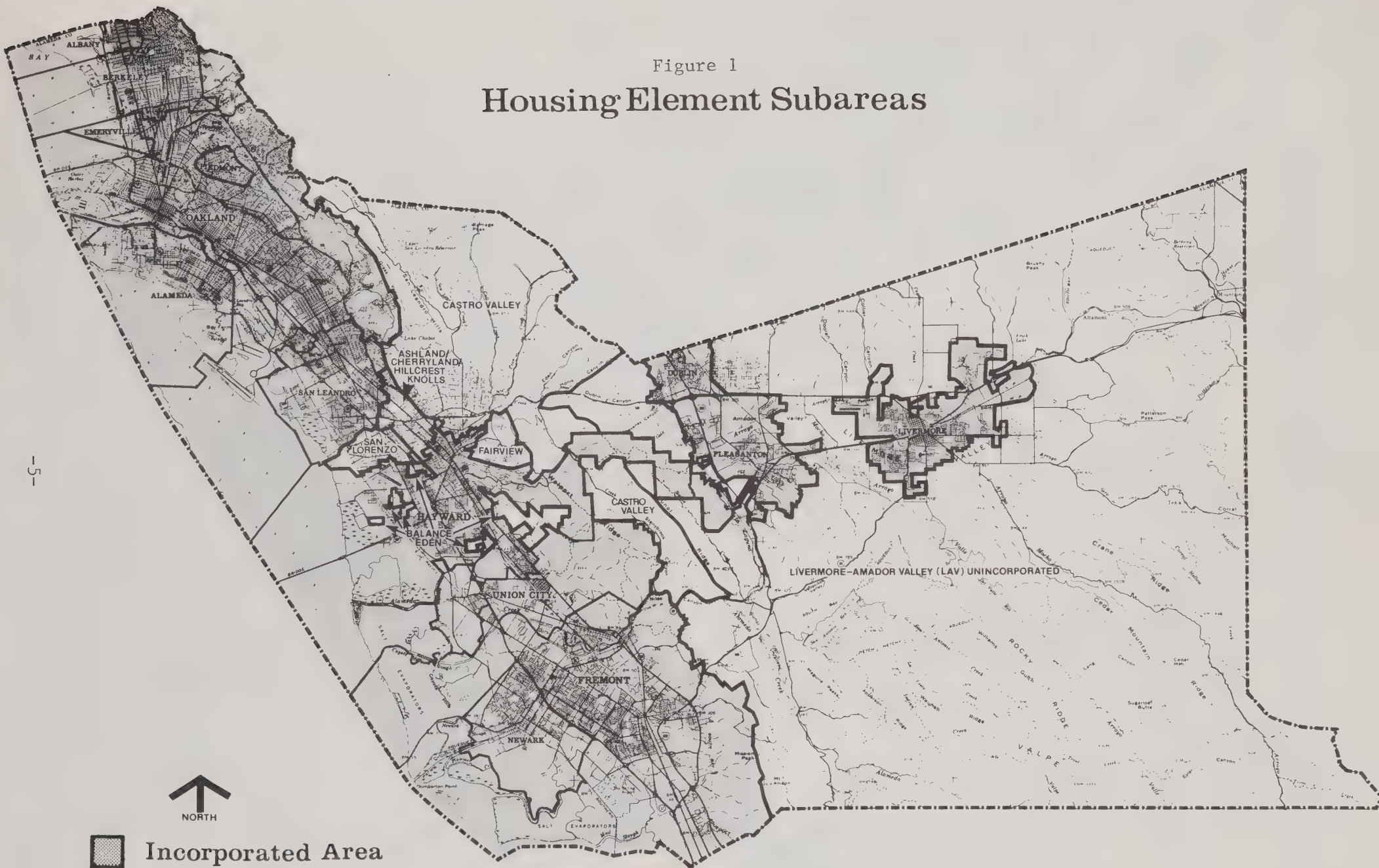
Fairview--includes the unincorporated portions of census tracts 4352, 4353 and 4364.

San Lorenzo--includes San Lorenzo Census Designated Place.

Balance Eden--includes the unincorporated portions of census tracts 4362, 4367, 4369, 4371, 4372, 4379, 4380 and 4382.

Livermore-Amador Valley (LAV) Unincorporated--includes the unincorporated portions of census tracts 4501, 4506.01, 4506.02, 4506.07, 4507.01, 4507.02, 4507.03, 4507.04, 4511, 4512, 4513, 4514, 4515, 4516 and 4517.

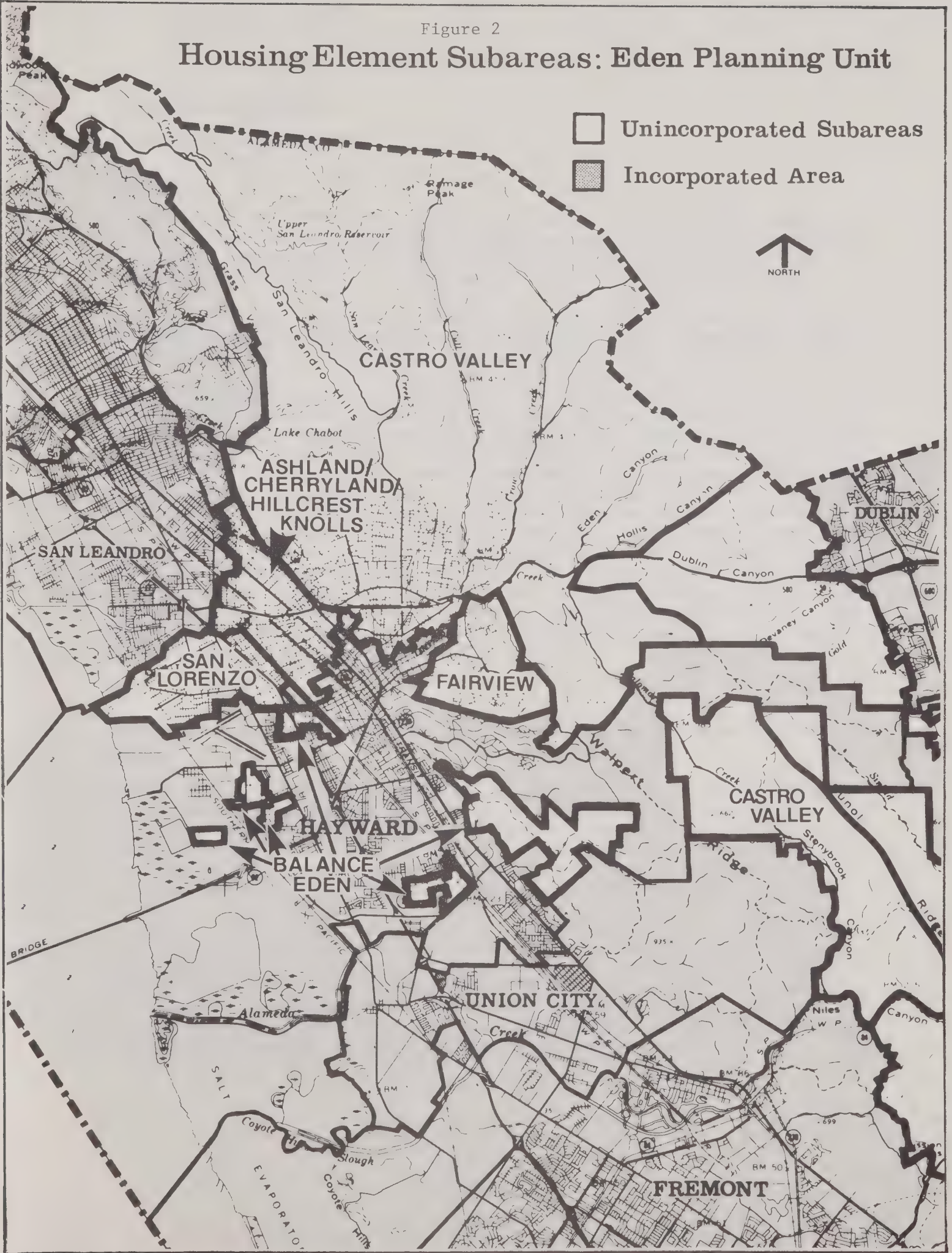
Figure 1
Housing Element Subareas



- Incorporated Area
- Unincorporated Subareas

Figure 2

Housing Element Subareas: Eden Planning Unit



NEEDS IDENTIFICATION

POPULATION CHARACTERISTICS

Population

The Total Unincorporated area had a 1980 population of 110,899 (Table 1). Of this total, 45,346 were in Castro Valley, 24,907 were in Cherryland/Ashland/Hillcrest Knolls, 6,459 were in Fairview, 20,545 were in San Lorenzo, 6,253 were in Balance Eden and 7,389 were in LAV Unincorporated.

Between 1970 and 1980 the population in the Total Unincorporated area decreased 8.3%, while the total County increased 3.0%. All subareas, except LAV Unincorporated, experienced a decrease in total population.

Population projections are for the areas corresponding to those used in the housing needs sections - Eden Unincorporated and LAV Unincorporated. The projections are based on ABAG's Projections 83 population projections. These projections are based on adopted plans and policies as of 1982 and, therefore, do not include any possible amendments to these plans. The total Unincorporated Area population is projected to be 123,300 in 1990 and 139,900 in 2000 (Table 2). This is a 11.2% increase between 1980-1990 and 13.5% between 1990-2000. This is higher than the overall County which will have a 10.2% increase between 1980-1990 and only a 5.7% increase between 1990-2000. Consistent with current size, Eden Unincorporated will have the largest numeric increase of the two areas - 10,400 between 1980-1990 and 12,800 between 1990-2000, which is 10.0% and 11.2%, respectively. LAV Unincorporated will experience a larger percentage increase, 28.6% between 1980-1990 and 38.9% between 1990-2000.

Age

Consistent with national trends, the population in the areas studied is aging.

Between 1970 and 1980, the population in the 0-17 year age group decreased in the Total Unincorporated area and in the subareas. The population in the 65+ group increased in the Total Unincorporated area and all Subareas except in Balance Eden (Table 3). In the Total Unincorporated area there was an increase in the population in the 18-64 year age group while in all subareas, except LAV Unincorporated, there was a slight decrease.

In 1980, the largest percentage of population, 30%, in the Total Unincorporated area was aged 18-34 (Table 4). Balance Eden had the largest percentage of its population in the 0-17 year age group, 28.6%, while LAV Unincorporated and Cherryland/Ashland/Hillcrest Knolls had the smallest, 21.2% and 21.7%, respectively. Cherryland/Ashland/Hillcrest Knolls had the largest percentage of population aged 65+, 13.8%, and Fairview and LAV Unincorporated had the smallest, 7.2% and 7.6%, respectively.

Table 1
TOTAL POPULATION 1970 AND 1980

	Population		Percentage Change 1970-80
	<u>1970</u>	<u>1980</u>	
Castro Valley	47,611	45,346	-4.8%
Cherry/Ash/ Hillcrest	26,953	24,907	-7.6
Fairview	7,508	6,459	-14.0
San Lorenzo	24,633	20,545	-16.6
Balance Eden	7,656	6,253	-18.3
LAV Uninc.	6,583	7,389	+12.2
Total Uninc.	120,944	110,899	-8.3
Alameda Co	1,073,184	1,105,379	+3.0

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF 3A)

Table 2

TOTAL POPULATION - 1980, 1990 and 2000

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>% Change 1980-1990</u>	<u>% Change 1990-2000</u>
Eden Unincorporated	103,510	113,900	126,700	10.0%	11.2%
LAV Unincorporated	7,389	9,500	13,200	28.6	38.9
Total Unincorporated	110,899	123,300	139,900	11.2	13.5
County Total	1,105,379	1,217,700	1,286,800	10.2	5.7

Source: Projections 83, Association of Bay Area Governments, June 1983.

Table 3

AGE OF POPULATION, 1970 and 1980

		<u>0-17</u>	<u>18-34</u>	<u>35-44</u>	<u>45-64</u>	<u>65+</u>	<u>Total</u>
Castro Valley	1970	14,701	10,549	5,905	11,990	3,236	46,381
	1980	9,853	12,505	5,542	12,283	5,163	45,346
Cherry/Ash/ Hillcrest	1970	7,739	7,686	2,475	6,133	2,920	26,953
	1980	5,399	8,532	2,357	5,176	3,443	24,907
Fairview	1970	2,676	1,721	1,012	1,724	375	7,508
	1980	1,542	2,180	792	1,477	468	6,459
San Lorenzo	1970	8,989	5,122	3,328	6,161	1,033	24,633
	1980	5,068	5,302	2,336	5,869	1,970	20,545
Balance Eden	1970	2,556	2,290	678	1,360	772	7,656
	1980	1,792	2,192	587	991	691	6,253
LAV Uninc.	1970	2,007	1,833	897	1,364	482	6,583
	1980	1,571	2,599	1,151	1,506	562	7,389
Total Uninc.	1970	38,668	29,201	14,295	28,732	8,818	119,714
	1980	25,225	33,310	12,765	27,302	12,297	110,899
County	1970	335,137	301,028	120,396	217,424	99,199	1,073,184
Total	1980	277,466	364,699	136,139	212,869	114,206	1,105,379

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-1A)

Table 4
AGE OF POPULATION, 1980

		<u>0-17</u>	<u>18-34</u>	<u>35-44</u>	<u>45-64</u>	<u>65+</u>	<u>Total</u>
Castro Valley	No.	9,853	12,505	5,542	12,283	5,163	45,346
	%	21.7	27.6	12.2	27.1	11.4	100.0
Cherry/Ash/ Hillcrest	No.	5,399	8,532	2,357	5,176	3,443	24,907
	%	21.7	34.2	9.5	20.8	13.8	100.0
Fairview	No.	1,542	2,180	792	1,477	468	6,459
	%	23.9	33.8	12.2	22.9	7.2	100.0
San Lorenzo	No.	5,068	5,302	2,336	5,869	1,970	20,545
	%	24.7	25.8	11.4	28.5	9.6	100.0
Balance Eden	No.	1,792	2,192	587	991	691	6,253
	%	28.6	35.0	9.4	15.8	11.1	100.0
LAV Uninc.	No.	1,571	2,599	1,151	1,506	562	7,389
	%	21.2	35.2	15.6	20.4	7.6	100.0
County Total	No.	25,225	33,310	12,765	27,302	12,297	110,899
	%	22.8	30.0	11.5	24.6	11.1	100.0
County Total	No.	277,466	364,699	136,139	212,869	114,206	1,105,379
	%	25.1	33.0	12.3	19.3	10.3	100.0

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-1A)

Race

In 1980, 86.0% of the population in the Total Unincorporated area was White (Table 5). The percentage of the population that was White was greater in all subareas than for the entire County, although the percentage in Fairview is only slightly higher.

The Black population in the Total Unincorporated area was only 3.6%. Fairview's Black population is almost 20% of the total which is substantially greater than in any other area and slightly higher than the percentage in the County total.

The percentage of the population that is of Spanish Origin in the Total Unincorporated area and the total County is 13.0% and 11.7%, respectively. The only two subareas that have a higher percentage of persons of Spanish Origin are Balance Eden and Cherryland/Ashland/Hillcrest Knolls with 33.1% and 19.7%, respectively.

EMPLOYMENT

Resident Employment

In 1980, there were approximately 53,300 employed residents and a 5.8 unemployment rate in the Total Unincorporated area (Table 6). Both the resident civilian labor force and employment increased from 1970 to 1980 in all subareas, except San Lorenzo. In the same time period the unemployment rate increased in all areas except Fairview and Balance Eden. Cherryland/Ashland/Hillcrest Knolls and Balance Eden had unemployment rates higher than the entire County and the Total Unincorporated area.

Consistent with the County, the largest percentage of employed residents in the Total Unincorporated area are in Administrative Support, including Clerical (Table 7). The category with the smallest percentage of employed residents is Private Household. The percentage of employed residents in the Total Unincorporated area deviates more than 3.0% from the Alameda County total in two categories, Professional Specialty and Precision Production, and Craft and Repair Service. In the Total Unincorporated area, the percentage of Professional Specialty employees are approximately 14.0% below the total County while Precision Production, Craft and Repair Service employees are approximately 3.0% above the County total.

Employment

The Association of Bay Area Governments (ABAG) has presented in Projections 83 population, household and employment projections for five year intervals from 1980 to the year 2000 for counties, cities and unincorporated areas (Table 8). The areas used by ABAG for the projections are approximations of Local Agency Formation Commission (LAFCO) defined city spheres of influence, urban service areas or a combination of both rather than city boundaries. Although these areas differ from those used in the Housing Element, they provide a good representation of the conditions in the study areas. It should be noted that the employment figures represent jobs within each area rather than employed residents.

Table 5

POPULATION BY RACE AND SPANISH ORIGIN, 1980

		<u>WHITE</u>	<u>BLACK</u>	<u>AMERICAN INDIAN ESKIMO & ALEUT.</u>	<u>ASIAN & PACIFIC ISLANDR</u>	<u>OTHER RACES</u>	<u>SPANISH ORIGIN</u>
Castro Valley	No.	41,740	772	360	1,714	777	3,387
	%	92.0	1.7	0.8	3.8	1.7	7.5
Cherry/Ash/ Hillcrest	No.	20,481	818	426	1,346	1,841	4,908
	%	82.2	3.3	1.7	5.4	7.4	19.7
Fairview	No.	4,539	1,291	132	381	253	603
	%	68.8	19.6	2.0	5.8	3.8	9.1
San Lorenzo	No.	18,598	91	168	959	729	2,685
	%	90.5	0.4	0.8	4.7	3.6	13.1
Balance Eden	No.	4,449	202	26	298	1,109	2,015
	%	73.1	3.3	0.5	4.9	18.2	33.1
LAV Uninc.	No.	6,066	791	77	61	404	824
	%	82.0	10.7	1.0	0.9	5.4	11.1
Total Uninc.	No.	95,873	3,965	1,189	4,759	5,113	14,422
	%	86.0	3.6	1.1	4.3	4.6	13.0
County	No.	749,735	203,698	8,313	88,886	54,747	129,665
Total	%	67.8	18.4	0.8	8.0	5.0	11.7

Note: Persons of Spanish Origin are counted in "Spanish Origin" regardless of race. Therefore, the sum of the totals for the five race categories, excluding the total for "Spanish Origin," adds to Total Population.

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

Table 6

RESIDENT CIVILIAN LABOR FORCE AND EMPLOYMENT, 1970 and 1980

		<u>Resident Civilian Labor Force</u>	<u>Employed Residents</u>	<u>Unemployment Rate</u>
Castro Valley	1970	21,498	20,489	4.7
	1980	24,115	22,895	5.1
Cherry/Ash/ Hillcrest	1970	11,594	10,740	7.4
	1980	12,624	11,653	7.7
Fairview	1970	3,225	3,014	6.5
	1980	3,669	3,491	4.9
San Lorenzo	1970	10,637	10,177	4.3
	1980	10,631	10,093	5.1
Balance Eden	1970	2,012	1,812	9.9
	1980	2,712	2,485	8.4
LAV Uninc	1970	1,939	1,840	5.1
	1980	2,847	2,675	6.0
Total Uninc.	1970	50,905	48,072	5.6
	1980	56,598	53,292	5.8
County Total	1970	445,865	416,670	6.5
	1980	552,621	514,727	6.9

Note: See Figure 1 for area definitions

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

Table 7

EMPLOYED RESIDENTS 16 YEARS AND OVER BY OCCUPATION
ALAMEDA COUNTY TOTAL AND UNINCORPORATED AREA, 1980

	Total Unincorporated Area		Alameda County	
	No.	%	No.	%
Exec., Administrative Managerial	5,787	10.9	58,501	11.4
Professional Specialty	5,288	9.9	72,554	14.1
Technical and Related Support	1,722	3.2	21,026	4.1
Sales	5,887	11.0	50,550	9.8
Admin. Support, inc. Clerical	11,301	21.2	106,308	20.7
Private Household	166	0.3	3,130	0.6
Protective Service	815	1.6	7,507	1.5
Other Service	4,631	8.7	51,014	9.9
Farming, Forestry Fishing	760	1.4	5,715	1.1
Precision Production, Craft and Repair Service	8,015	15.0	61,304	11.9
Machine Operators, Assemblers and Inspectors	3,851	7.2	35,513	6.9
Transportation and Material Moving	2,528	4.8	19,880	3.8
Handlers, Helpers and Laborers	2,561	4.8	21,725	4.2
Total	53,315	100.0	514,727	100.0

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF 3A)

Table 8

EMPLOYMENT AND POPULATION - 1980, 1985, 1990, 1995 and 2000

<u>Area</u> ¹		<u>Total Population</u>	<u>Household Population</u>	<u>Households</u>	<u>Total Employment</u>	<u>Employment/ Household</u>
Hayward	1980	118,028	115,667	43,591	73,537	1.67
	1985	125,400	122,900	45,510	77,000	1.69
	1990	131,100	128,500	48,420	81,400	1.68
	1995	143,000	140,400	55,460	86,800	1.57
	2000	156,800	153,800	65,030	90,300	1.39
Livermore	1980	49,612	49,395	16,768	18,517	1.10
	1985	54,700	54,400	18,450	20,200	1.09
	1990	59,400	59,100	20,300	23,700	1.17
	1995	64,000	63,700	22,350	27,600	1.23
	2000	69,200	68,900	24,600	33,900	1.38
Pleasanton	1980	35,319	35,183	11,392	9,224	.81
	1985	39,100	38,900	12,280	12,200	.99
	1990	46,800	46,500	14,990	19,300	1.29
	1995	52,700	52,400	17,720	28,300	1.60
	2000	57,400	57,100	20,140	37,400	1.86
San Leandro	1980	79,434	78,340	33,635	50,026	1.49
	1985	83,200	82,400	34,460	50,700	1.47
	1990	84,800	83,800	35,770	52,000	1.45
	1995	88,000	87,000	38,170	54,000	1.41
	2000	90,000	89,000	40,450	57,100	1.41
Castro Valley	1980	43,474	42,977	17,077	8,097	.47
	1985	46,200	45,600	17,640	8,400	.48
	1990	49,500	49,000	19,310	8,500	.44
	1995	55,400	54,900	22,680	8,800	.39
	2000	56,200	55,500	23,970	9,000	.38
San Lorenzo	1980	20,404	20,404	7,261	2,050	.28
	1985	21,300	21,300	7,280	2,200	.30
	1990	21,200	21,200	7,440	2,300	.31
	1995	21,100	21,100	7,480	2,500	.33
	2000	21,000	21,000	7,550	2,700	.36
Remainder Uninc.	1980	6,218	4,614	1,503	1,757	1.17
	1985	6,600	4,900	1,540	2,100	1.36
	1990	8,000	6,200	2,000	5,400	2.70
	1995	11,600	9,700	3,260	6,800	2.09
	2000	11,600	9,500	3,290	8,200	2.49
County Total	1980	1,105,379	1,077,339	426,092	511,106	1.20
	1985	1,168,850	1,139,450	444,510	535,900	1.20
	1990	1,217,700	1,186,900	468,790	581,000	1.24
	1995	1,256,200	1,224,700	501,010	625,800	1.25
	2000	1,286,800	1,252,100	530,100	674,900	1.27

¹ City and unincorporated areas are approximations of Local Agency Formation Commission (LAFCO) - defined city spheres of influence, urban service areas, or a combination of both and differ from the Housing Element Subareas shown on Figure 1.

Source: Population, Employment and Housing Forecasts for the San Francisco Bay Area, Association of Bay Area Governments, June 1983.

Over the 1980-2000 period, Hayward, San Leandro and Castro Valley will, according to ABAG projections, experience decreases in their Employment/Household ratio indicating that the number of households will increase at a greater rate than employment. Livermore, Pleasanton, San Lorenzo, Remainder Unincorporated and the Total County will all experience an increase in their Employment/Household ratio indicating that employment will increase faster than the number of households.

Examining employment by category, the only categories that will capture over 50% of the jobs in one area are Service in Livermore, Service in Castro Valley and Retail in San Lorenzo (Table 9). The area that is expected to have the largest shift in employment distribution is Pleasanton where the Manufacturing and Wholesale sector is expected to increase from 1,658 jobs in 1970 to 17,250 by the year 2000.

HOUSING

Housing Units

Between 1970 and 1980, in the Total Unincorporated area, the total housing stock increased an overall 11.8% with the largest increase in five or more unit structures, 47.9% (Table 10). The total housing stock in Alameda County increased 17.0%. In the from 35.5% to 37.5% (Table 11). In both years, the subareas of Balance Eden and Cherryland/Ashland/Hillcrest Knolls had the largest percentage of total units that were renter occupied; larger than the County Total. In this time period, all areas except LAV Unincorporated experienced an increase in the percentage of renter occupied units.

Examining renter occupied units by type in all categories in the Total Unincorporated area, the percentage of renter occupied single family and duplex units are greater than in the County Total, and the reverse is true of larger, three or more unit, structures (Table 12). Castro Valley, Fairview, San Lorenzo, and LAV Unincorporated generally have smaller percentages of renter occupied units than the County in all categories. However, all areas have a greater percentage of renter occupied mobile homes than the County Total.

In 1980, throughout the unincorporated areas, Asian and Pacific Islander households had the lowest percentage of households living in renter occupied units, 30.8%, while second lowest were White households, 36.9% (Table 13). For the total County, White households had the lowest percentage followed closely by Asian and Pacific Islander households. On the other hand, American Indian, Eskimo and Aleut households had the highest percentage of households living in renter occupied units in Castro Valley, Fairview, Total Unincorporated and total County, while Black households had the highest percentage in Cherryland/Ashland/Hillcrest Knolls, San Lorenzo, and Balance Eden.

Tenure

Between 1970 and 1980, the number of renter occupied units in the Total Unincorporated area increased from 13,446 to 15,724, an increase from 35.5% to 37.5% (Table 11). In both years, the subareas of Balance Eden and Cherryland/Ashland/Hillcrest Knolls had the largest percentage of total

Table 9

EMPLOYMENT BY CATEGORY - 1980, 1985, 1990, 1995 and 2000

Area ¹		Agricultural/ Mining		Manufacturing & Wholesale		Retail		Service		Other	
		No.	%	No.	%	No.	%	No.	%	No.	%
Hayward	1980	684	0.9	20,764	28.2	13,295	18.1	16,599	22.6	22,195	30.2
	1985	650	0.8	18,790	24.4	15,520	20.2	17,220	22.4	24,820	32.2
	1990	640	0.8	20,410	25.1	16,800	20.6	18,120	22.3	25,410	31.2
	1995	620	0.7	21,860	25.2	19,250	22.2	18,420	21.2	26,610	30.7
	2000	600	0.7	23,790	26.3	19,700	21.8	18,670	20.7	27,550	30.5
Livermore	1980	389	2.1	2,332	12.6	2,306	12.5	10,488	56.6	3,002	16.2
	1985	370	1.8	2,140	10.6	2,760	13.7	11,440	56.7	3,470	17.2
	1990	360	1.5	2,990	12.6	3,240	13.7	13,160	55.4	3,980	16.8
	1995	350	1.3	3,610	13.1	4,270	15.5	14,550	52.8	4,770	17.3
	2000	340	1.0	4,770	14.1	5,510	16.2	17,370	51.2	5,950	17.5
Pleasanton	1980	379	4.1	1,658	18.0	2,293	24.9	2,181	23.6	2,713	29.4
	1985	360	3.0	2,370	19.5	3,130	25.6	2,730	22.4	3,590	29.5
	1990	350	1.8	8,020	41.5	3,670	19.0	3,140	16.3	4,130	21.4
	1995	340	1.2	12,500	44.1	5,530	19.5	4,290	15.2	5,660	20.0
	2000	330	0.9	17,250	46.1	7,800	20.9	4,290	11.5	7,720	20.6
San Leandro	1980	433	0.9	19,180	38.3	8,176	16.3	10,249	20.5	11,988	24.0
	1985	410	0.8	17,280	34.1	9,280	18.3	10,600	20.9	13,090	25.9
	1990	400	0.8	16,890	32.5	9,910	19.0	11,000	21.1	13,840	26.6
	1995	390	0.7	16,990	31.5	11,260	20.8	11,100	20.6	14,270	26.4
	2000	380	0.7	20,200	35.3	12,040	21.1	11,200	19.6	13,310	23.3
Castro Valley	1980	35	0.4	387	4.8	1,723	21.3	4,425	54.6	1,527	18.9
	1985	30	0.4	350	4.2	1,920	22.8	4,470	53.1	1,640	19.5
	1990	30	0.4	350	4.1	1,970	23.1	4,510	53.0	1,650	19.4
	1995	30	0.3	360	4.1	2,190	24.9	4,560	51.8	1,670	18.9
	2000	30	0.3	390	4.3	2,290	25.5	4,600	51.1	1,690	18.8
San Lorenzo	1980	15	0.7	127	6.2	1,031	50.3	706	34.4	171	8.4
	1985	20	0.9	130	5.9	1,150	52.3	720	32.7	180	8.2
	1990	20	0.9	140	6.1	1,220	52.8	740	32.0	190	8.2
	1995	20	0.8	150	5.9	1,390	55.0	770	30.4	200	7.9
	2000	20	0.7	160	5.9	1,500	55.8	810	30.1	200	7.5
Remainder Uninc.	1980	189	10.8	1,255	71.4	58	3.3	100	5.7	155	8.8
	1985	180	8.4	1,320	61.7	170	7.9	180	8.4	290	13.6
	1990	180	3.3	4,490	83.2	200	3.7	200	3.7	330	6.1
	1995	170	2.5	5,830	85.6	230	3.4	220	3.2	360	5.3
	2000	160	2.0	7,150	87.2	250	3.0	230	2.8	410	5.0
County Total	1980	4,676	0.9	118,010	23.1	82,527	16.1	151,737	29.7	154,156	30.2
	1985	4,450	0.8	109,340	20.4	93,360	17.4	158,800	29.7	169,930	31.7
	1990	4,370	0.8	132,060	22.7	100,080	17.2	166,640	28.7	177,990	30.6
	1995	4,240	0.7	144,580	23.1	115,270	18.4	171,740	27.4	189,880	30.4
	2000	4,110	0.6	170,270	25.2	127,300	18.9	176,960	26.2	196,160	29.1

¹ City and unincorporated are approximations of Local Agency Formation Commission (LAFCO) - defined city spheres of influence, urban service areas, or a combination of both and differ from the Housing Element Subareas shown on Figure 1.

Source: Population, Employment and Housing Forecasts for the San Francisco Bay Area, Association of Bay Area Governments, June 1983.

Table 10

TOTAL HOUSING UNITS, 1970-1980

		Total	Single (Including Mobile Homes)	Duplex	3-4 Unit	5 or More
Castro Valley	1970	15,305	12,535	340	481	1,949
	1980	18,251	14,210	409	635	2,997
	Change (No.)	2,946	1,675	69	154	1,048
	% Change	19.3	13.4	20.3	32.0	53.8
Cherry/Ash/ Hillcrest	1970	9,759	6,564	683	635	1,877
	1980	10,847	6,937	552	545	2,813
	Change (No.)	1,088	373	-131	-90	936
	% Change	11.2	5.7	-19.2	-14.2	49.9
Fairview	1970	2,205	1,880	102	18	205
	1980	2,350	1,879	80	87	304
	Change (No.)	145	-1	-22	69	99
	% Change	6.6	-0.1	-21.6	383.3	48.3
San Lorenzo	1970	7,099	6,674	11	115	299
	1980	7,337	6,733	13	133	458
	Change (No.)	238	59	2	18	159
	% Change	3.4	0.9	18.2	15.7	53.2
Balance Eden	1970	2,433	1,789	99	192	353
	1980	2,204	1,514	99	248	343
	Change (No.)	-229	-275	0	56	-10
	% Change	-9.4	-15.4	0.0	29.2	-2.8
LAV Uninc.	1970	1,805	1,713	34	16	42
	1980	2,171	1,981	10	108	72
	Change (No.)	366	268	-24	92	30
	% Change	20.3	15.7	-70.6	575.0	71.4
Total Uninc.	1970	38,606	31,155	1,269	1,457	4,725
	1980	43,160	33,254	1,163	1,756	6,987
	Change (No.)	4,554	2,099	-106	299	2,262
	% Change	11.8	6.7	-8.4	20.5	47.9
County	1970	379,723	232,601	25,106	30,815	91,201
Total	1980	444,434	272,037	21,505	34,079	116,813
	Change (No.)	64,711	39,436	-3,601	3,264	25,612
	% Change	17.0	17.0	-14.3	10.6	28.1

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

Table 11

TOTAL RENTER OCCUPIED UNITS, 1970 and 1980

	1970		1980	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Castro Valley	4,378	29.1	5,491	30.9
Cherry/Ash/ Hillcrest	5,419	56.8	6,312	60.7
Fairview	592	27.3	697	29.9
San Lorenzo	1,017	14.4	1,344	18.5
Balance Eden	1,427	60.5	1,403	66.3
LAV Uninc.	613	35.3	477	23.8
Total Uninc.	13,446	35.5	15,724	37.6
County Total	175,749	48.1	199,955	46.9

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

Table 12

RENTER OCCUPIED UNITS BY
HOUSING TYPE, 1980
(Number of Units and Percentage of all Occupied Units)

		<u>Single Detached</u>	<u>Single Attached</u>	<u>Duplex</u>	<u>3-4 Unit</u>	<u>5 or More</u>	<u>Mobile Homes</u>
Castro Valley	No.	1,664	332	310	542	2,573	70
	%	12.7	67.5	79.7	87.4	91.5	20.5
Cherry/Ash/ Hillcrest	No.	1,958	765	460	469	2,609	51
	%	35.1	84.0	85.7	90.0	97.4	29.7
Fairview	No.	301	39	56	66	235	0
	%	17.4	28.3	70.0	79.5	77.3	0
San Lorenzo	No.	824	30	8	103	368	11
	%	12.6	27.0	61.5	81.7	82.9	20.8
Balance Eden	No.	489	263	95	212	330	14
	%	45.4	93.0	96.0	90.2	98.8	15.9
LAV Uninc.	No.	379	6	1	30	33	28
	%	22.5	100.0	10.0	32.6	50.0	18.5
Total Uninc.	No.	5,615	1,435	930	1,422	6,148	174
	%	18.9	74.0	82.4	85.0	92.6	21.6
County Total	No.	42,594	10,456	15,799	28,483	101,926	697
	%	17.8	55.2	78.5	88.2	93.1	12.7

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

Table 13

OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER, 1980

		<u>White</u>	<u>Black</u>	<u>American Indian Eskimo & Aleut.</u>	<u>Asian and Pacific Islndr</u>	<u>Other</u>	<u>Spanish Origin</u>
Castro Valley	TOTAL	16,441	227	96	520	321	1,069
	Renter						
	Occupied (No.)	5,243	116	61	96	149	424
	%	31.9	51.1	63.5	18.5	46.4	39.7
Cherry/Ash/ Hillcrest	TOTAL	8,843	225	101	440	745	1,631
	Renter						
	Occupied (No.)	5,217	202	75	241	524	1,036
	%	59.0	89.8	74.3	54.8	70.3	63.5
Fairview	TOTAL	1,741	370	15	103	99	177
	Renter						
	Occupied (No.)	612	40	7	13	40	71
	%	35.2	10.8	46.7	12.6	40.4	40.1
San Lorenzo	TOTAL	6,697	26	45	266	231	712
	Renter						
	Occupied (No.)	1,226	16	14	40	48	149
	%	18.3	61.5	31.1	15.0	20.8	20.9
Balance Eden	TOTAL	1,643	62	28	82	344	561
	Renter						
	Occupied (No.)	1,040	47	17	51	235	382
	%	63.3	75.8	60.7	62.2	68.3	68.1
LAV Uninc.	TOTAL	1,923	7	10	28	51	122
	Renter						
	Occupied (No.)	428	0	0	3	11	37
	%	22.2	0	0	10.7	21.6	30.3
Total Uninc.	TOTAL	37,288	917	295	1,439	1,791	4,272
	Renter						
	Occupied (No.)	13,766	421	174	444	1,007	2,099
	%	36.9	45.9	59.0	30.8	56.2	49.1
County Total	TOTAL	300,248	78,105	2,432	25,962	19,345	38,311
	Renter						
	Occupied (No.)	127,215	48,605	1,535	11,189	11,411	19,668
	%	42.4	62.2	63.1	43.1	59.0	51.3

Note: Persons of Spanish Origin are counted in "Spanish Origin" regardless of race. Therefore, the sum of the Totals for the five race categories, excluding the total for "Spanish Origin," adds to Total Population.

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-1A)

units that were renter occupied; larger than the County Total. In this time period, all areas except LAV Unincorporated experienced an increase in the percentage of renter occupied units.

Examining renter occupied units by type in all categories in the Total Unincorporated area, the percentage of renter occupied single family and duplex units are greater than in the County Total, and the reverse is true of larger, three or more unit, structures (Table 12). Castro Valley, Fairview, San Lorenzo, and LAV Unincorporated generally have smaller percentages of renter occupied units than the County in all categories. However, all areas have a greater percentage of renter occupied mobile homes than the County Total.

In 1980, throughout the unincorporated areas, Asian and Pacific Islander households had the lowest percentage of households living in renter occupied units, 30.8%, while second lowest were White households, 36.9% (Table 13). For the total County, White households had the lowest percentage followed closely by Asian and Pacific Islander households. On the other hand, American Indian, Eskimo and Aleut households had the highest percentage of households living in renter occupied units in Castro Valley, Fairview, Total Unincorporated and total County, while Black households had the highest percentage in Cherryland/Ashland/Hillcrest Knolls, San Lorenzo, and Balance Eden.

Plumbing Facilities

The only indicator of housing condition available from census data is the presence or absence of complete plumbing facilities. The number of housing units - owner occupied, renter occupied and total - lacking complete plumbing facilities in Alameda County decreased from 1970 to 1980 (Table 14). In the Total Unincorporated area the number of owner occupied units lacking complete plumbing facilities decreased by 122 units and the number of renter occupied units increased by 61 units. Cherryland/Ashland/Hillcrest Knolls, Fairview and Balance Eden had a total increase in units lacking complete plumbing facilities.

Age of Structure

In the Total Unincorporated area, 15,176 units, or 25.2% of the total housing units, were built between 1950 and 1959 (Table 15). The housing units in Fairview and LAV Unincorporated are newer than in the other areas with over 25% built since 1970. In Cherryland/Ashland/Hillcrest Knolls and LAV Unincorporated, approximately 40% of the units were built before 1950, resulting in an older housing stock. The uniformity of housing stock in San Lorenzo is due to the fact that 53.2% of the units were built in a 10-year period, 1950 to 1959. Over 50% of the housing units in Castro Valley and Balance Eden were built between 1950 and 1969.

Vacancy Rates

The vacancy rate in the Total Unincorporated area was 1.9% in 1970 and 3.0% in 1980. Between 1970 and 1980 the vacancy rates in all areas except Fairview increased (Table 16). In both years, LAV Unincorporated had the highest vacancy rates, 5.3% and 7.5%, respectively; substantially higher

Table 14

YEAR-ROUND HOUSING UNITS, BY TENURE AND OCCUPANCY
STATUS, LACKING COMPLETE PLUMBING FACILITIES, 1970-1980

		<u>1970</u>	<u>1980</u>	<u>Change</u>	<u>% Change</u>
Castro Valley	Owner Occupied	58	10	-48	-82.8
	Renter Occupied	37	40	3	8.1
	Total	95	50	-45	-47.4
Cherry/Ash/ Hillcrest	Owner Occupied	25	12	-13	-52.0
	Renter Occupied	30	87	57	190.0
	Total	55	99	44	44.4
Fairview	Owner Occupied	3	6	3	100.0
	Renter Occupied	2	19	17	850.0
	Total	5	25	20	400.0
San Lorenzo	Owner Occupied	66	4	-62	93.9
	Renter Occupied	14	7	-7	-50.0
	Total	80	11	-69	-13.8
Balance Eden	Owner Occupied	9	19	10	111.1
	Renter Occupied	8	22	14	175.0
	Total	17	41	24	141.2
LAV Uninc.	Owner Occupied	22	10	-12	-54.6
	Renter Occupied	31	8	-23	-74.2
	Total	53	18	-35	-66.0
Total Uninc.	Owner Occupied	183	61	-122	-66.7
	Renter Occupied	122	183	61	50.0
	Total	305	244	-61	-20.0
County Total	Owner Occupied	1,258	611	-647	-51.4
	Renter Occupied	6,399	4,595	-1,804	-28.2
	Total	7,657	5,206	-2,451	-32.0

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-1A)

Table 15

TOTAL HOUSING UNITS BY YEAR STRUCTURE BUILT

		<u>1975 to 1980</u>	<u>1970 to 1974</u>	<u>1960 to 1969</u>	<u>1950 to 1959</u>	<u>1940 to 1949</u>	<u>1939 or Earlier</u>
Castro Valley	No.	1,290	1,485	4,617	6,549	3,218	1,092
	%	7.1	8.1	25.3	35.9	17.6	6.0
Cherry/Ash/ Hillcrest	No.	472	844	2,196	3,024	2,599	1,712
	%	4.3	7.8	20.2	27.9	24.0	15.8
Fairview	No.	440	174	596	686	247	207
	%	18.7	7.4	25.4	29.2	10.5	8.8
San Lorenzo	No.	123	137	478	3,900	2,535	164
	%	1.7	1.9	6.5	53.2	34.5	2.2
Balance Eden	No.	142	101	513	694	343	411
	%	6.4	4.6	23.3	31.5	15.6	18.6
LAV Uninc.	No.	338	190	427	323	246	647
	%	15.6	8.8	19.6	14.9	11.3	29.8
Total Uninc.	No.	2,805	2,931	8,827	15,176	9,188	4,233
	%	6.5	6.8	20.4	35.2	21.3	9.8
County Total	No.	32,061	47,762	97,624	88,357	62,229	116,401
	%	7.2	10.7	22.0	19.9	14.0	26.2

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

Table 16

VACANCY RATE, 1970 and 1980

	1970		1980	
	<u>No.</u>	<u>Rate</u>	<u>No.</u>	<u>Rate</u>
Castro Valley	233	1.5	501	2.7
Cherry/Ash/ Hillcrest	216	2.2	452	4.2
Fairview	81	3.7	18	0.8
San Lorenzo	56	0.8	72	1.0
Balance Eden	42	1.7	89	4.0
LAV Uninc.	96	5.3	165	7.6
Total Uninc.	724	1.9	1,297	3.0
County Total	14,628	3.9	18,342	4.1

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

than the total County. In 1980, the area with the lowest vacancy rate, 1.0%, was San Lorenzo. The vacancy rate in Fairview dramatically dropped from 3.7%, the second highest in 1970, to 0.8%, the lowest in 1980.

HOUSEHOLD CHARACTERISTICS

Household Size

In 1980, there were 41,888 households in the Total Unincorporated area (Table 17). Between 1970 and 1980 the number of households increased in all subareas. Castro Valley was the only area to experience a greater percentage increase in households than the total County.

As a result of the increase in households and the decrease in population, all areas experienced a decrease in average household size. The average household size of the Total Unincorporated area decreased from 3.08 persons per household in 1970 to 2.56 in 1980. In 1970, San Lorenzo had the largest household size, 3.50, and Cherryland/Ashland/Hillcrest Knolls had the smallest, 2.66. In 1980, San Lorenzo and LAV Unincorporated both had the largest household size, 2.83, and Cherryland/Ashland/Hillcrest Knolls still had the smallest, 2.29.

In 1980, in all areas, over 30% of all occupied units contained two persons (Table 18). In the Total Unincorporated area 36.6% of the occupied units contained two persons. One person households made up the next largest percentage of households in all areas except San Lorenzo, Fairview and LAV Unincorporated. Three person households made up the second largest percentage in San Lorenzo. In both Fairview and LAV Unincorporated, one and three person households both comprised the second greatest percentage.

In the Total Unincorporated area 57.7% of the one person households were renter occupied; this was the largest percentage of all the household sizes. The smallest percentage was in five person households, 24.5%. In all areas except Balance Eden the largest percentage of renter occupied units was also in one person households while the smallest percentages were in five and six or more person households. In Balance Eden the greatest percentage of renter occupied units was in three person households and the smallest percentage was in households with six or more persons.

In the Total Unincorporated area, between 1970 and 1980 the number of housing units with one, two and three persons increased and the number of housing units with four, five and six or more persons decreased. (Table 18 and 19). Examining the percentage distribution, the percent of units with one or two persons increased and the percent of units with three, four, five and six or more persons decreased. These same relationships also occurred in Castro Valley, Cherryland/Ashland/Hillcrest Knolls, Fairview and San Lorenzo. In Balance Eden the housing units increased in all units except those with one and six or more persons. In LAV Unincorporated the number and percentage of housing units with one, two, three and four persons increased while the number and percentage of housing units with five and six or more persons decreased.

Table 17

TOTAL HOUSEHOLDS AND HOUSEHOLD SIZE, 1970 and 1980

	Households		% Change	Household Size	
	1970	1980		1970	1980
Castro Valley	15,045	17,763	18.0	3.10	2.52
Cherry/Ash/ Hillcrest	9,543	10,354	8.5	2.66	2.29
Fairview	2,169	2,328	7.3	3.42	2.72
San Lorenzo	7,048	7,265	3.1	3.50	2.83
Balance Eden	2,359	2,159	8.5	3.06	2.75
LAV Uninc.	1,735	2,019	16.4	3.18	2.83
Total Uninc.	37,899	41,888	10.5	3.08	2.56
County Total	365,093	426,092	16.7	2.84	2.53

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-1A)

Table 18

OCCUPIED HOUSING UNITS BY TENURE BY
PERSONS IN UNITS, 1980

		<u>Total</u>	<u>% of Total Units</u>	<u>Renter Occupied</u>	<u>Renter Occupied as a % of Total</u>
Castro Valley	1 person	3,725	21.0	1,997	53.6
	2 persons	6,909	38.9	2,090	30.3
	3 persons	3,289	18.5	818	24.9
	4 persons	2,458	13.8	395	16.1
	5 persons	932	5.3	135	14.5
	6 or more persons	450	2.5	73	16.2
Cherry/Ash/ Hillcrest	1 person	3,234	31.2	2,322	71.8
	2 persons	3,731	36.0	2,080	55.7
	3 persons	1,647	15.9	972	59.0
	4 persons	1,030	10.0	563	54.7
	5 persons	442	4.3	210	47.5
	6 or more persons	269	2.6	111	41.3
Fairview	1 person	432	18.6	221	51.2
	2 persons	845	36.3	265	31.4
	3 persons	434	18.6	108	24.9
	4 persons	369	15.9	79	21.4
	5 persons	136	5.8	30	22.1
	6 or more persons	112	4.8	19	17.0
San Lorenzo	1 person	1,052	14.5	354	33.6
	2 persons	2,540	35.0	330	13.0
	3 persons	1,540	21.2	285	18.5
	4 persons	1,308	18.0	236	18.0
	5 persons	553	7.6	89	16.1
	6 or more	272	3.7	50	18.4
Balance Eden	1 person	478	22.1	305	63.8
	2 persons	662	30.7	419	63.3
	3 persons	454	21.0	341	75.1
	4 persons	293	13.6	198	67.6
	5 persons	150	6.9	82	54.7
	6 or more persons	122	5.7	65	53.3
LAV Uninc.	1 person	365	18.1	157	43.0
	2 persons	665	33.0	163	24.5
	3 persons	364	18.1	69	19.0
	4 persons	352	17.5	53	15.1
	5 persons	158	7.8	34	21.5
	6 or more persons	112	5.5	16	14.3
Total Uninc.	1 person	9,286	22.2	5,356	57.7
	2 persons	15,352	36.6	5,347	34.8
	3 persons	7,728	18.4	2,594	33.6
	4 persons	5,810	13.9	1,524	26.2
	5 persons	2,371	5.7	580	24.5
	6 or more persons	1,337	3.2	334	25.0
County Total	1 person	120,682	28.3	83,198	68.9
	2 persons	135,063	31.7	58,457	43.3
	3 persons	69,996	16.4	27,809	39.7
	4 persons	56,227	13.2	16,798	29.9
	5 persons	25,694	6.1	7,588	29.5
	6 or more persons	18,430	4.3	6,105	33.1

Source: 1980 Census of Population and Housing (SIF-1A)

Note: See Figure 1 for area definitions.

Table 19

OCCUPIED HOUSING UNITS BY PERSONS IN UNITS, 1970			% of Total Units
		<u>Total</u>	
Castro Valley	1 person	1,807	12.0
	2 persons	4,703	31.3
	3 persons	3,125	20.8
	4 persons	2,779	18.4
	5 persons	1,485	9.9
	6 or more persons	1,146	7.6
Cherry/Ash Hillcrest	1 person	2,063	21.6
	2 persons	3,303	34.6
	3 persons	1,878	19.7
	4 persons	1,253	13.1
	5 persons	575	6.0
	6 or more persons	471	5.0
Fairview	1 person	213	9.8
	2 persons	619	28.5
	3 persons	424	19.6
	4 persons	389	17.9
	5 persons	250	11.5
	6 or more persons	274	12.7
San Lorenzo	1 person	439	6.2
	2 persons	1,730	24.6
	3 persons	1,512	21.5
	4 persons	1,715	24.3
	5 persons	967	13.7
	6 or more persons	685	9.7
Balance Eden	1 person	281	15.8
	2 persons	559	31.4
	3 persons	373	21.0
	4 persons	276	15.5
	5 persons	136	7.6
	6 or more persons	155	8.7
LAV Uninc.	1 person	288	16.6
	2 persons	503	29.0
	3 persons	252	14.5
	4 persons	298	17.2
	5 persons	195	11.2
	6 or more persons	199	11.5
Total Uninc.	1 person	5,091	16.6
	2 persons	11,417	29.0
	3 persons	7,564	14.5
	4 persons	6,710	17.2
	5 persons	3,608	11.2
	6 or more persons	2,930	7.9
County Total	1 person	83,675	22.9
	2 persons	110,782	30.3
	3 persons	60,095	16.5
	4 persons	57,814	14.2
	5 persons	30,162	8.3
	6 or more persons	28,565	7.8

Source: 1970 Census of Population and Housing -30-

Note: See Figure 1 for area definitions.

Overcrowding

Overcrowding is indicated by the number of housing units that contain 1.01 or more persons per room. In 1980 in the Total Unincorporated area only about 3% of the total units had more than one person per room (Table 20). Balance Eden was the only area with a percentage greater than the total County, 10.4%, as compared to 4.7%. Balance Eden, LAV Unincorporated and Fairview all had a larger percentage of owner occupied with more than one person per room than the total County. Cherryland/Ashland/Hillcrest Knolls and Balance Eden had a larger percentage of renter occupied units with more than one person per room than the total County.

Female Household Heads

Between 1970 and 1980 the percentage of households with female heads with one or more persons under 18 years of age had increased in all areas (Table 21). In both years the percentage in the Total Unincorporated area is less than the total County. In 1980, there were 2,706 households with female heads with one or more persons under 18 years of age in the Total Unincorporated area. The area which experienced the largest percentage increase was Balance Eden which went from 7.6% in 1970 to 12.4% in 1980.

Householders Age 65 and Over

In the Total Unincorporated area approximately 17% of the households had householders aged 65 and over (Table 22). Cherryland/Ashland/Hillcrest Knolls had the highest percentage of householders aged 65 and over, 18.0%, and Fairview had the lowest, 10.5%.

Of the households with householders aged 65 and over, 28.6% in the Total Unincorporated area were renters. This is less than the total percentage of units that are renter occupied which is 37.6%. Thus, the home ownership rate for the population over 65 is greater than for the general population. This relationship with the County is consistent for all areas except San Lorenzo where 18.5% of all units are renter occupied and 21.4% of households with householders age 65 and over are renter occupied.

Median Household Income

The median household income in the Total Unincorporated area was \$12,000 in 1969 and \$20,994 in 1979 (Table 23). In both 1969 and 1979, Balance Eden had the lowest median household income, \$8,952 and \$15,242, respectively. The highest median household income in 1969, \$13,707, was in Fairview while the highest in 1979, \$25,790, was in LAV Unincorporated. The median household income in both Balance Eden and Cherryland/Ashland/Hillcrest Knolls were lower than the County median in both 1969 and 1979. The greatest percentage increase in the median household income between 1969 and 1979, 110.6%, occurred in LAV Unincorporated while the smallest increase was 57.5%, in Cherryland/Ashland/Hillcrest Knolls.

Rent

Gross rent is used as the measure of rental costs since it includes average monthly utility costs which may or may not be included in contract rent.

Table 20

OCCUPIED HOUSING UNITS BY TENURE WITH MORE THAN
ONE PERSON PER ROOM, 1980

	Total Occupied Units	Units with more than One Person per Room					
		TOTAL		OWNER OCCUPIED		RENTER OCCUPIED	
		No.	%	No.	%	No.	%
Castro Valley	17,750	274	1.5	149	0.8	125	0.7
Cherry/Ash/ Hillcrest	10,395	478	4.6	128	1.2	350	3.4
Fairview	2,332	71	3.0	45	1.9	26	1.1
San Lorenzo	7,265	170	2.3	121	1.6	49	0.7
Balance Eden	2,115	221	10.4	65	3.1	152	7.2
LAV Uninc.	2,008	68	3.4	44	2.2	24	1.2
Total Uninc.	41,865	1,282	3.1	552	1.3	730	1.8
County Total	426,092	20,149	4.7	7,308	1.7	12,841	3.0

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-1A)

Table 21

FEMALE HOUSEHOLD HEADS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY NUMBER AND
AS PERCENT OF TOTAL HOUSEHOLDS, 1970 and 1980

	Number		As Percent of All Households	
	1970	1980	1970	1980
Castro Valley	703	1,007	4.7	5.7
Cherry/Ash/ Hillcrest	542	837	5.7	8.1
Fairview	84	124	3.9	5.3
San Lorenzo	340	407	4.8	5.6
Balance Eden	180	267	7.6	12.4
LAV Uninc.	42	64	2.4	3.2
Total Uninc.	1,891	2,706	5.0	6.5
County Total	21,639	36,315	5.9	8.5

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (SIF-1A)

Table 22

HOUSEHOLDS WITH HOUSEHOLDERS AGE 65 AND OVER, 1980

	<u>Total 65 and Older</u>	<u>% of Total</u>	<u>No. Renter</u>	<u>% Renter</u>
Castro Valley	3,035	17.1	810	26.7
Cherry/Ash Hillcrest	1,860	18.0	691	37.2
Fairview	244	10.5	58	23.8
San Lorenzo	1,257	17.3	269	21.4
Balance Eden	298	13.8	111	37.2
LAV Uninc.	309	15.3	63	20.4
Total Uninc.	7,003	16.7	2,002	28.6
County Total	70,438	16.5	24,619	35.0

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (SIF-1A)

Table 23
MEDIAN HOUSEHOLD INCOME, 1969 and 1979

	<u>1969</u>	<u>1979</u>	<u>% Change</u>
Castro Valley	\$13,012	\$22,790	75.1
Cherry/Ash/ Hillcrest	\$10,073	\$15,866	57.5
Fairview	\$13,707	\$24,174	76.4
San Lorenzo	\$12,869	\$23,797	85.0
Balance Eden	\$8,952	\$15,242	70.3
LAV Uninc.	\$12,246	\$25,790	110.6
Total Uninc.	\$12,000	\$20,994	75.0
County Total	\$11,133	\$18,700	68.0

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

In 1970, the median gross rent in the Total Unincorporated area was \$147 (Table 24). The median gross rent in the subareas ranged from \$132 per month in Cherryland/Ashland/Hillcrest Knolls to \$183 per month in LAV Unincorporated. In 1970, as well as 1980, the median rent in all areas was greater than in the total County. The median gross rent in the Total Unincorporated area was \$293. The median gross rent for LAV Unincorporated, \$263, was the lowest of all the areas as well as the entire County. The area with the second lowest gross rent in 1980, \$276, was Cherryland/Ashland/

Hillcrest Knolls. The area with the highest median gross rent was San Lorenzo at \$376. However, most of the rental units in San Lorenzo were single family units while those in Cherryland/Ashland/Hillcrest Knolls include a larger share of apartment units.

Housing Value

Between 1970 and 1980, the median housing value in Alameda County increased 260.5%, from \$23,664 to \$85,300, roughly the same as in the Total Unincorporated area where the increase was 260.6%, from \$24,042 to \$86,707 (Table 25). The smallest percentage increase, 224.4%, occurred in Cherryland/Ashland/Hillcrest Knolls while the largest increase, 343.8%, occurred in LAV Unincorporated. In 1970, the median housing value in all areas except Cherryland/Ashland/Hillcrest Knolls, San Lorenzo and Balance Eden was higher than for the total County. In both years LAV Unincorporated had the highest median housing value and, in 1980, the housing value there was 50% higher than the next highest area, Castro Valley.

Relationship of Housing Costs to Income

The traditional measure of whether a household is paying an excessive amount for housing has been 25% or more of annual family income. With the rapid increase in housing costs over the past several years, 30% or more of annual family income has generally been used by the federal government and others as the standard of overpayment.

The 1980 Census provides data on housing costs as a percentage of household income for both owner-occupied and renter-occupied housing units. For the renter-occupied units, gross rent is used to measure housing costs. Gross rent includes the average monthly cost of utilities in addition to the contract rent, which may or may not include utilities. For owner-occupied units, selected monthly owner costs include the sum of payments for real estate taxes, fire and hazard insurance, utilities, fuels and mortgage. Payments for maintenance and repairs are not included.

The vast majority of renter households in the Total Unincorporated area with 1979 incomes below \$10,000 paid more than 35% of their income for rent indicating that overpayment is very widespread in this income category (Table 26). In households with incomes between \$10,000 and \$14,999, the majority paid 25% or more of their income for rent. In households with incomes greater than \$15,000, the proportion that paid 25% or more of their income for rent was less than half. In all of the subareas except LAV Unincorporated, the majority of households with incomes under \$10,000 paid more than 35% of their income for rent. In all of the subareas, the majority of households with incomes between \$10,000 and \$14,999 paid 25% or more of their income for rent.

Table 24

MEDIAN GROSS RENT, 1970 and 1980

	<u>1970</u>	<u>1980</u>
Castro Valley	\$156	\$307
Cherry/Ash/ Hillcrest	\$132	\$276
Fairview	\$161	\$322
San Lorenzo	\$172	\$376
Balance Eden	\$156	\$284
LAV Uninc.	\$183	\$263
Total Uninc.	\$147	\$293
County Total	\$130	\$266

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-3A)

Table 25

MEDIAN HOUSING VALUE

1970-1980

	<u>1970</u>	<u>1980</u>	<u>% Change</u>
Castro Valley	\$27,472	\$95,321	247.0
Cherry/Ash/ Hillcrest	\$20,731	\$67,259	224.4
Fairview	\$26,534	\$90,927	242.7
San Lorenzo	\$22,866	\$75,600	230.6
Balance Eden	\$20,447	\$66,383	225.7
LAV Uninc.	\$32,256	\$143,136	343.8
Total Uninc.	\$24,042	\$86,707	260.6
County Total	\$23,664	\$85,300	260.5

Note: See Figure 1 for area definitions.

Source: 1970 Census of Population and Housing
1980 Census of Population and Housing (STF-1A)

Table 26

SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD
INCOME IN 1979 BY GROSS RENT AS A PERCENTAGE OF INCOME

		HOUSEHOLD INCOME				
		Less than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more
Castro Valley	Under 20%	4	27	99	437	1,449
	20% to 24%	0	36	157	219	359
	25% to 34%	27	189	495	231	110
	Over 35%	439	676	185	31	17
Cherry/Ash/ Hillcrest	Under 20%	8	34	184	577	1,567
	20% to 24%	7	41	257	263	177
	25% to 34%	40	239	552	167	22
	Over 35%	862	862	140	20	0
Fairview	Under 20%	9	8	8	39	206
	20% to 24%	0	0	27	38	42
	25% to 34%	0	40	38	46	29
	Over 35%	26	60	27	10	0
San Lorenzo	Under 20%	8	8	9	19	360
	20% to 24%	8	12	21	30	146
	25% to 34%	36	14	89	99	61
	Over 35%	156	104	84	36	0
Balance Eden	Under 20%	0	26	30	71	357
	20% to 24%	7	9	32	58	50
	25% to 34%	6	60	156	30	6
	Over 35%	185	185	28	0	0
LAV Uninc.	Under 20%	0	0	12	18	81
	20% to 24%	0	26	6	0	18
	25% to 34%	0	14	8	16	0
	Over 35%	48	16	19	0	6
Total Uninc.	Under 20%	29	103	342	1,162	4,020
	20% to 24%	22	124	500	608	792
	25% to 34%	109	556	1,338	589	228
	Over 35%	1,716	1,903	483	97	23
County Total	Under 20%	724	2,858	7,350	14,260	41,091
	20% to 24%	1,345	3,411	8,096	6,754	6,449
	25% to 34%	3,112	9,950	13,103	5,455	3,311
	Over 35%	30,600	23,972	6,258	1,508	151

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

Examining the owner-occupied housing units in the Total Unincorporated area shows that only in households with 1979 incomes less than \$5,000 did a majority pay more than 35% of their income for housing (Table 27). In all other income categories the majority paid less than 25% of their income for housing. This pattern is also the case in Castro Valley, Cherryland/Ashland/Hillcrest Knolls, San Lorenzo and LAV Unincorporated. In Fairview and Balance Eden, a majority of the households with incomes under \$10,000 paid 25% or more of their income for housing. The fact that proportionately fewer of the owner households than renter households are overpaying may be in large part due to elderly or other households whose homes are either paid off or who have lived in their homes for a long time and consequently have low mortgage payments.

LOCAL SHARE OF REGIONAL HOUSING NEED

State legislation enacted in 1980, AB 2853, requires the Association of Bay Area Governments (ABAG) and other councils of governments in California to develop regional allocations of existing and projected housing needs based on available data. After the housing needs for the region are determined, ABAG is required to allocate the regional totals to the city and county levels. These data are reviewed and approved by local jurisdictions.

These figures are contained in Housing Needs Determination, 1983, published by ABAG, and supercede the figures contained in the original ABAG Housing Needs Report issued in December, 1981.

While AB 2853 requires that the projected housing needs be determined for a five year period, ABAG has prepared projected housing need figures for the 1980-1990 ten year period. These figures have been used to prepare projected housing need figures for the five year 1984-1989 period. As required by AB 2853, the existing and projected housing needs figures take into account market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing and the housing needs of farmworkers where appropriate. In addition, the distribution of regional housing needs is required to "seek to avoid further impact on localities with relatively high proportions of lower income households." Details of the methodology are provided in the ABAG report.

The existing need figures provide an audit of the housing stock situation in 1980. They show how far short an area was in having sufficient housing available to have kept the housing market in a better supply-demand balance. The projected housing need is the number of units needed to fill the existing need, plus provide enough units to accommodate projected household growth and provide for vacancy to maintain mobility in the housing market. The projected housing need is a net figure and includes, in addition to newly built units, the conversion of single family homes into multiple units, rehabilitation of currently uninhabitable units, addition of secondary units and other increases in the total number of units.

Since, as AB 2853 requires, available data is to be used in the determination of regional housing needs, ABAG relied primarily on their Projections 83 report, as well as 1970 and 1980 Census data, in preparing the housing need figures. Consequently, the allocation of the projected local housing need was done on the basis of city spheres of influence rather

Table 27

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
BY HOUSEHOLD INCOME IN 1979 BY SELECTED MONTHLY
OWNERSHIP COSTS AS A PERCENTAGE OF INCOME

		HOUSEHOLD INCOME				
		Less than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more
Castro Valley	Under 20%	26	344	584	722	5,569
	20% to 24%	20	152	57	100	751
	25% to 34%	41	96	161	146	761
	Over 35%	305	224	224	150	364
Cherry/Ash/ Hillcrest	Under 20%	33	273	286	244	1,441
	20% to 24%	35	76	39	41	199
	25% to 34%	43	38	57	36	141
	Over 35%	171	94	56	57	64
Fairview	Under 20%	0	19	62	98	630
	20% to 24%	0	0	10	24	169
	25% to 34%	0	10	17	10	171
	Over 35%	36	28	37	26	22
San Lorenzo	Under 20%	11	220	373	397	2,927
	20% to 24%	12	14	47	76	343
	25% to 34%	19	63	60	55	309
	Over 35%	182	100	80	91	47
Balance Eden	Under 20%	12	10	56	44	229
	20% to 24%	11	0	6	10	17
	25% to 34%	8	18	8	6	41
	Over 35%	33	5	16	6	8
LAV Uninc.	Under 20%	0	37	44	14	445
	20% to 24%	23	8	0	0	127
	25% to 34%	20	11	7	17	95
	Over 35%	28	0	20	9	81
Total Uninc.	Under 20%	82	903	1,405	1,519	11,241
	20% to 24%	101	250	168	251	1,606
	25% to 34%	131	236	310	270	1,518
	Over 35%	755	451	433	339	586
County Total	Under 20%	1,068	6,902	9,658	11,637	88,850
	20% to 24%	951	1,711	1,840	2,287	14,636
	25% to 34%	1,454	2,091	2,282	2,814	15,987
	Over 35%	6,227	4,731	3,609	3,543	6,578

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

than city boundaries, consistent with Projections 83. This means that a large portion of the unincorporated area, which lies within several cities' (Hayward, San Leandro, Pleasanton and Livermore) spheres of influence, is not included in the projected housing need figures for the (unincorporated) County Remainder shown in the Housing Needs Determination, 1983 report (The existing housing need figures correspond to 1980 city boundaries). In order to determine more accurate projected housing need figures for the unincorporated area and the affected cities, ABAG subsequently provided allocations of the projected need figures based on the 1980 Census distribution of housing units between these cities and the unincorporated area. The total County and regional figures remain the same. The existing and the projected housing need figures for the total unincorporated area of the County have been divided between the Eden Planning Unit and the Livermore-Amador Valley Planning Unit on the basis of the distribution of housing units derived from ABAG's 1980 census tract projections, as shown in Tables 28 through 32.

ABAG projected housing need for the 1980-1990 time period. To determine the 1984-1989 housing need for both the entire County and the unincorporated portion, the Alameda County Planning Department subtracted the number of completed housing units for the years 1980-1983 from the 1980-1990 total, then distributed the balance of the projected need over the remaining six years, 1984-1990. The sixth year, 1990 figure, was subtracted to obtain the 1984-1989 5-year housing need. Since 1983 is not yet completed, an annual average of the 1980-1982 completed housing units was used to estimate the 1983 completed housing unit figure.

The existing housing need figures show that 5,597 additional housing units were needed in the entire County in 1980 in order to have a housing market with a better supply-demand balance (Table 28). In the unincorporated area of the County the 1980 need was for 276 units--262 units in Eden Unincorporated and 14 units in LAV Unincorporated.

The 1984-1989 projected housing need figures¹ show that during this five year period, 29,037 additional housing units are needed in the entire County (Table 29). The projected housing need for the entire unincorporated area is 3,903 units. These are divided into 2,818 units in Eden Unincorporated and 1,085 units in LAV Unincorporated. These figures include the 1980 existing housing need. As explained above, the number of units already completed during 1981-83 have been subtracted from the 1980-90 projected need in order to determine the 1984-89 projected housing need.

¹ The projected housing need figures are based on Projections 83 which are based on adopted plans and policies as of 1982 and, therefore, do not include any possible amendments to these plans.

The employment growth projections for the Livermore-Amador Valley are currently being reviewed by the Alameda County and Contra Costa County Planning Departments, in conjunction with ABAG, as part of an I-580/I-680 Corridor Study. Should the results of this study indicate the need for additional housing in the Livermore-Amador Valley, the housing need numbers and the Housing Element will be amended accordingly.

Table 28

1980 EXISTING HOUSING NEED

Eden Unincorporated	262
<u>LAV Unincorporated</u>	<u>14</u>
Total Unincorporated	276
County Total	5,597

Table 29

1984-1989 PROJECTED HOUSING NEED

Eden Unincorporated	2,818
<u>LAV Unincorporated</u>	<u>1,085</u>
Total Unincorporated	3,903
County Total	29,037

Dividing the projected housing need by type of unit shows that of the 29,037 total units for the entire County, 21,389 are single family, 7,063 are multiple and 585 are mobile homes (Table 30). In the unincorporated area, of the 3,903 total projected 1984-89 need, 2,937 are single family, 890 are multiple and 76 are mobile homes. In Eden Unincorporated, 2,121 units of the 1984-89 projected housing need are single family, 643 are multiple and 58 are mobile homes. In LAV Unincorporated, 816 units are single family, 247 are multiple and 18 are mobile homes.

Table 30

1984-1989 PROJECTED HOUSING NEED BY TYPE

	<u>Single Family</u>	<u>Multiple</u>	<u>Mobile Home</u>
Eden Unincorporated	2,121	643	58
<u>LAV Unincorporated</u>	<u>816</u>	<u>247</u>	<u>18</u>
Total Unincorporated	2,937	890	76
County Total	21,389	7,063	585

The allocation of the 1984-89 projected housing need between owner and renter occupied shows that in the entire County, 17,451 units are owner occupied and 11,586 are renter occupied (Table 31). In the unincorporated area, 2,436 are owner occupied and 1,467 are renter occupied. Eden Unincorporated has 1,759 owner occupied and 1,059 renter occupied and LAV Unincorporated has 677 owner occupied and 408 renter occupied.

As described earlier, ABAG's distribution of the projected housing need by income was done in such a way as to "seek to avoid further impaction of

localities with relatively high proportions of lower income households." This is achieved by averaging the income distribution of each area with the region and with the county within which they are contained. The household income and categories are based on those used by the Department of Housing and Community Development (HCD). Very low refers to households with incomes of less than 50% of the regional median, low refers to households with incomes between 51-80% of the regional median, moderate refers to incomes between 81-120% of the median and above moderate includes those households with incomes greater than 120% of the median.

Table 31

1984-1989 PROJECTED HOUSING NEED BY TENURE

	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Eden Unincorporated	1,759	1,059
LAV Unincorporated	677	408
Total Unincorporated	2,436	1,467
County Total	17,451	11,586

The distribution of the projected housing need by income shows that 6,969 (24%) of the units in the entire County are very low income, 4,646 (16%) are low income, 6,098 (21%) are moderate income and 11,324 (39%) are above moderate income (Table 32). The distribution in the unincorporated area is 24% very low income, 16% low income, 22% moderate income and 38% above moderate income. This means that in the Total Unincorporated area, 937 units are in the very low income category, 624 low, 859 moderate and 1,483 above moderate. In Eden Unincorporated, 677 units are in the very low category, 451 are low, 620 are moderate and 1,071 are above moderate. In LAV Unincorporated, 260 are in the very low category, 173 low, 239 moderate and 412 are above moderate.

Table 32

1984-1989 PROJECTED HOUSING NEED BY INCOME¹

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
Eden Unincorporated	677	451	620	1,071
LAV Unincorporated	260	173	239	412
Total Unincorporated	937	624	859	1,483
	(24%)	(16%)	(22%)	(38%)
County Total	6,969	4,646	6,098	11,324
	(24%)	(16%)	(21%)	(39%)

¹ Household incomes defined as follows: Very low = less than 50% of regional median; low = 51-80% of median; moderate = 81-120% of median; above moderate = greater than 120% of median.

AB 2853 also requires that a determination of farmworker housing need be made. ABAG's Housing Needs Determination, 1983 report concludes that the available data indicate that there will be a decline in the number of farmworker households in the region and in each county where the Employment Development Department estimates annual agricultural employment. Therefore, there is not a demonstrable need for additional farmworker housing in the region.

LAND INVENTORY

According to State guidelines, "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment," is required in the Housing Element. In order to fulfill this requirement, an inventory of land with development potential in unincorporated Alameda County has been prepared. Parcels with a minimum size of one acre and designated in the County General Plan for urban development are included. These parcels may be vacant or may have some development on them with the possibility of further development. The inclusion of a parcel in no way implies that it is for sale or that the owner has made any development plans. For areas that have development plans that have recently been approved or are pending approval, the number of possible units is indicated. This inventory is included in Appendix A.

In addition to the sites described above, it is recognized that there exists a significant potential for additional units on parcels smaller than one acre, many of which already have one or more housing units on them. However, to identify each of these parcels individually would be of little real value.

Potential development by subareas, school sites, properties owned by Caltrans, and those owned by Alameda County are discussed in the following pages.

Subareas

In Cherryland/Ashland/Hillcrest Knolls, the development potential is mostly through infill. Most of the parcels are at least partially developed and few are larger than one acre with the exception of several nurseries which are listed in Appendix A. The Unincorporated Eden (Portion) Area Plan, adopted November 3, 1983, determined that the intill potential for the communities of Ashland, Cherryland, Hillcrest Knolls and Hayward Acres is between 3,900 and 6,000 additional units. Between 1970 and 1980, an annual average of 100 dwelling units were added in this area. If new construction continues at the same rate, approximately 500 units will be added in this area during the 1984-89 Housing Element plan period.

In Castro Valley, most of the developable sites of one acre or greater are located at the periphery of the urban area boundary as shown in the Castro Valley Plan adopted August 8, 1978. These parcels, including several major projects currently being developed, are listed in Appendix A. Again, even though there is a potential for additional dwelling units on parcels smaller than one acre, these have not been listed. Parcels in Palomares Canyon, even though they may be larger than one acre, are not listed as having additional development potential as only one dwelling unit per parcel is permitted (per 1170th Zoning Unit, December 26, 1974).

A Specific Plan has been prepared for the Fairview area. The Plan adopted December 23, 1980, provides that in any subdivision, lot sizes may be reduced to not less than 5,000 square feet provided that the total number of lots does not exceed the number obtained by dividing the area of the entire subdivided parcel by the minimum building site area required by the applicable zoning district. The topography of a particular parcel is a major factor in determining the number and type of units permitted. A listing of parcels of one acre or greater in the Fairview area, some of which currently are at least partially developed, is included in Appendix A.

There is little development potential in San Lorenzo since there are not any developable parcels larger than one acre and, in addition, most of the homes that are located in San Lorenzo Village, which covers the major portion of the area, are subject to deed restrictions prohibiting secondary units.

In Balance Eden, any significant development in La Vista or Mount Eden would require annexation to the City of Hayward due to the current absence of sewers in these areas. The Happyland and Hayward Acres areas are included above in the discussion of Cherryland/Ashland/Hillcrest Knolls.

The unincorporated area of the Livermore-Amador Valley, with a few exceptions, is not designated for urban development other than at rural residential densities in the County General Plan. The exceptions include areas adjacent to the cities of Livermore and Pleasanton that are designated for urban development in the cities' general plans. Significant residential development would require the provision of sewage facilities either through annexation or some other means. An approximately 400 acre area north of the Livermore Airport, although designated and approved for residential development by the County, has recently been annexed to the City of Livermore and is planned to be developed for industrial uses. The Sunol area is designated by the County for rural residential development. Any significant increase in the number of housing units in this area would require the provision of sewer facilities.

Las Positas

The County of Alameda has under consideration a proposal, submitted by the Las Positas Land Company, for amendment to the County General Plan and for rezoning to permit urban residential, commercial and industrial development of approximately 4,417 acres located north of the City of Livermore in an unincorporated area generally bounded by I-580 on the south, Collier Canyon Road on the west, North Vasco Road on the east, and Contra Costa County on the north. The proposal calls for development to extend over approximately 20 years, from 1985 to 2005. At buildout the project would include approximately 18,000 housing units on 2,226 acres, plus commercial uses (103 acres), industrial and office employment areas (543 acres), public and institutional uses (420 acres), and recreational and open space areas (815 acres). Public services would be provided by a combination of existing and new service entities to be funded, in part, through a proposed County Service Area. A discrete sewerage system is proposed with on-site treatment for irrigation of landscaping and open space areas.

The proposed phasing of residential development in the Las Positas proposal calls for approximately 4,500 units to be built in each of four five-year

phases. Approval of the Las Positas proposal is subject to a referendum of the voters of Alameda County to be held with the general election in November, 1984. If the proposal is approved, construction could conceivably begin in 1985 or 1986. This would mean that during the 1984-89 time frame of the Housing Element, between 2,700 and 3,600 units (900 per year) could be built in Las Positas. If the proposal is approved by the voters, the housing need numbers would be revised.

School Sites

With the decline in school enrollment in many areas, a number of school districts have sold or plan to sell surplus school properties. School sites are generally well suited for residential development as they are usually located in residential neighborhoods. Two school properties, Fairmont and Ashland, have been sold during the past two years and developed for housing.

Two school properties in Castro Valley are currently in escrow. On one of these, the A.B. Morris School site on Parsons Road, a proposed subdivision of approximately 100 single family homes is currently being considered. The other school, Lower Redwood, is being sold for use as a religious school. The Norbridge School property was sold to BART for future expansion of the system. Other properties that the Castro Valley Unified School District plan to sell are a portion of the Canyon School site (Heyer Avenue), Clifton School (Clifton Way), Parsons School (Ewing Road and Almond Road), and a portion of the Proctor School property (Proctor Road).

The other school districts in the unincorporated area currently do not have plans to sell any additional properties.

Caltrans Properties

A potential source of land for residential development is the property located in both Hayward and the unincorporated area purchased by Caltrans for the State Route 238 right-of-way. Originally intended by the State to be a freeway, most of the right-of-way was acquired between 1965 and 1971. Plans for a freeway were dropped following a lawsuit filed in 1971 by the Sierra Club and La Raza Unida of Southern Alameda County and subsequent changes in State highway fiscal conditions. Legislation adopted in 1982, S.B. 1711, permits the sale of the excess properties in the S.R. 238 right-of-way and use of the proceeds to help finance a local alternative to the original freeway proposal.

The City of Hayward is currently preparing plans and conducting a traffic study and an economic analysis for an expressway along this right-of-way, to be considered for approval by the California Transportation Commission sometime in summer, 1984. Should the Commission approve the plan, the excess properties would be sold to help finance the construction of the expressway. It is expected that most of the properties would be developed for residential use with some commercial development. If the plan is not approved, it is expected that Caltrans will, at some future date, sell its properties. Although most of the properties are in the City of Hayward, approximately five acres are in the unincorporated area.

Alameda County Properties

The County Administrator's Office has recently conducted a review of real property owned by the County to determine if any is surplus to the needs of the County and could be sold or leased for residential, industrial or commercial uses. Among the parcels that were evaluated by a task force consisting of representatives from several County departments were the following:

- 1) Santa Rita--This property consists of 951 acres in unincorporated Alameda County near Pleasanton which currently houses the Santa Rita jail facility, an animal control facility, a Sheriff's training academy, a Sheriff's patrol facility, County Stores warehouses and other County facilities. The County is planning to construct and relocate a new jail facility to the rear of the property. When this is completed, and the other facilities are relocated, it may be possible to either sell or lease 500-600 acres for residential or commercial development, pending further study. This site is within the City of Dublin's sphere of influence.
- 2) Staples Ranch--This site consists of 156 acres in unincorporated Alameda County located diagonally across I-580 from the County's Santa Rita property. The present use of this property includes farming as part of the jail program at Santa Rita. The County currently has no plans to sell or lease this property. This site is within the City of Pleasanton's sphere of influence. The City is considering residential use for this site.
- 3) Fairmont Hospital 175 Acre Site--This property is located north of Fairmont Drive across from Fairmont Hospital in unincorporated Alameda County east of San Leandro. Although currently zoned agricultural, this property may be suitable for residential development. The County is currently developing a marketing strategy for this site.
- 4) Fairmont Hospital 15 acre Site--This site is surrounded on three sides by County facilities; Villa Fairmont, Fairmont Hospital, and the juvenile hall complex. The County is considering a lease of this site for a use that is compatible both with the County facilities and a lease arrangement.
- 5) Wetmore Ranch--This 77 acre parcel is located in unincorporated Alameda County adjacent to residential development in the City of Livermore. It is currently leased through 1984 for grazing. Alternatives for this property are currently being studied.
- 6) Arroyo Del Valle--This 124 acre site located south of Livermore is currently leased for use as a youth camp for the County Probation and Social Services Departments.

Alternatives for all or part of this property are currently being studied.

- 7) Peralta Street Building--This 3.4 acre property, located in the City of Fremont, was sold in November, 1983. The intended use of this site is unknown.

GOVERNMENTAL CONSTRAINTS

The ability to provide housing is affected by a number of governmental constraints. In some cases the constraints are actual and in some they are perceived. This section includes a discussion of the following constraints: land use, zoning, site review and development constraints, building permit fees, property tax rates, secondary units, mobile homes and approved new projects.

Land Use

The availability of residential land is dependent upon the land use and zoning designations. This section includes a summary of the land use designations contained in the County General Plan.

Castro Valley

The predominant physiographic features of the Castro Valley Planning Area are the flat to gently sloping valley bowl and the surrounding steep, hill-canyon areas. The hills are primarily undeveloped; hill area sites suited for urban development are generally limited to narrow canyon floors and to ridgetops separated from canyon floors by steep side slopes. The valley is largely urbanized, with relatively little vacant land remaining.

In the Castro Valley Plan adopted August 8, 1978, the residential density is generally designated as medium and high density near the core with a decrease in density from suburban and low density to large residential outward to the perimeter. The major portion of the area is suburban and low density. The density in medium and low density residential areas is less than 5,000 square feet per unit, and in suburban and low density areas it is greater than 5,000 square feet per unit.

Cherryland/Ashland/Hillcrest Knolls

The recently adopted Unincorporated Eden (Portion) Area Plan designates land uses for these three areas. The residential land use categories shown in the Plan are as follows:

Low Density Residential - predominantly single-family detached structures with a net residential density of 7,000 to 5,000 square feet per unit.

Low and Medium Density Residential - predominantly single-family detached and attached, and duplex structures with a net residential density of 6,000 to 3,500 square feet per unit.

Medium Density Residential - predominantly duplexes and triplexes with a net residential density of 4,000 to 2,000 square feet per unit.

Medium and High Density - predominantly larger, multi-family structures with a net residential density of 3,000 to 1,000 square feet per unit.

The residential area in Cherryland is divided into three areas with low and medium density in the northern section, followed by medium density and medium and high density. Cherryland has a number of deep lots where infill development can occur.

Ashland has a mixed density pattern with higher density along the arterials, near the Bayfair shopping center and on current vacant or underutilized lots. As in Cherryland, there are a number of areas available for infill.

Hillcrest Knolls is almost fully developed as single family low density residential and is designated accordingly.

Fairview

A part of Rancho San Lorenzo, the Fairview area was initially divided into relatively large farms and estates. Many of these, and in particular those properties fronting on County roads and without major slope constraints, were in turn subdivided into smaller lots resulting in a pattern of low and suburban density subdivisions on flat to moderately sloping sites, interspersed with larger, undeveloped or marginally developed parcels.

The Fairview Area Specific Plan adopted by the Alameda County Board of Supervisors December 23, 1980, designates the residential areas as conventional single family development and townhouse-condominium development with the densities ranging from a 5,000 square feet minimum building site to 20,000 square feet and 5 acres.

San Lorenzo

San Lorenzo is almost entirely made up of single-family detached residences with only limited amounts of multi-family housing. In the General Plan for the Central Metropolitan, Eden and Washington Planning Units, San Lorenzo is designated suburban and low density residential with a few small areas of medium and high density residential.

Balance Eden Unincorporated

This area includes unincorporated areas in Alameda County that are not within one of the above areas. These are all in the Eden Planning Unit and include Hayward Acres, Happyland, La Vista and Mt. Eden.

Hayward Acres and Happyland are within the area of the Unincorporated Eden (Portion) Area Plan. Hayward Acres is designated medium density residential. Happyland is approximately half low density and half low and medium density.

La Vista and Mt. Eden are designated suburban and low density residential in the General Plan for the Central Metropolitan, Eden and Washington Planning Units.

Livermore-Amador Valley

The Livermore-Amador Valley Planning Unit General Plan designates most of the unincorporated lands as agricultural or parks. The following objectives summarize the extent of the plan:

To promote the filling-in of areas where the development pattern is fragmented and encourage development contiguous to established urban areas in order to consolidate urbanization and efficiently provide services.

To limit both the amount and extent of residential development in rural areas and outside municipal or community service areas in order to 1) minimize potential adverse effects of private sewage treatment and disposal systems on local groundwater resources, 2) preserve large tracts of agricultural land, and 3) efficiently provide public services.

The Cities of Livermore and Pleasanton both have residential development policies that limit the number of housing units that can be approved each year to permit a population growth rate of approximately two percent per year. In both cities, an allocation of residential units is made based on an evaluation of the projects that are proposed. These growth management policies were adopted during the 1970's in response to the rapid growth that was occurring in both communities during the early part of the decade that was adding to air quality problems and facing a limited sewage treatment capacity.

If it is shown that not enough housing is being provided in the cities of Livermore and Pleasanton, the cities could amend their growth management policies to permit more residential development or the County could amend its policies to accommodate urban development outside of municipal boundaries. Should the County elect to do this, it is possible that the County could be left with a substantial financial burden in providing municipal services, particularly sewage treatment, especially if the urban development did not include a sufficient amount of revenue-producing commercial and industrial uses to provide a balanced type of development."

Zoning

The Alameda County Zoning Ordinance provides five basic residential districts; Single Family, Two-Family, Four-Family, Multiple and Suburban Residential. The general lot size requirements for each district are described below. Provisions for secondary units are described later in the Recent Legislation section. For more complete details on each district one should consult the Zoning Ordinance.

- The Single Family Residential District (R-1) requires a separate 5,000 square foot lot for each residence. Only one residence may be

constructed on a lot. R-1-L, R-1-L-B-E, and R-1-B-E districts also permit only one residence per lot but the minimum lot size is specified.

- The Two-Family Residential District (R-2) also has a 5,000 square foot building site requirement, but on this building site may be located one two-family or two one-family residences.
- The Four-Family Residential District (R-3) permits no more than one unit for each 2,000 square feet, not to exceed 4 units.
- The Multiple Residential District (R-4) requires a 6,000 square foot lot minimum building site area and allows one unit for each 1,250 square feet.
- The Suburban Residence (R-S) District has a basic density requirement of one unit for each 5,000 square feet of lot area, but unlike the R-1, R-2, and R-3 districts, each unit (or group of units) does not have to be on a separate lot.

Site Review and Development Constraints

Administrative procedures carried out by, or supervised by, the Alameda County Planning Department are almost all required by State statute, under the Subdivision Map Act and planning and zoning law, or are imposed by Federal laws or regulations. The only exceptions are the Site Development Review Process, review of private streets, and review of all streets in an Agricultural District. These are imposed under authority granted to local agencies to protect the public health and safety (Government Code Section 66499.34). This section of the Subdivision Map Act forbids any local agency from issuing any permit or grant any approval for development if the agency finds such development to be contrary to the public health or safety.

On April 27, 1982, the Alameda County Board of Supervisors approved a new fee schedule for planning, roads and flood control services. Under the new fee schedule the majority of the development services, including rezoning, subdivision, site development review and environmental impact reports are at cost, with no minimum or maximum. Since this fee schedule is still new, average time and cost assessments have not been conducted.

Under the new fee schedule the fee for zoning variances ranges from \$25 to \$60 and conditional use permits range from \$25 to \$110.

The time required to process a subdivision application may vary somewhat among jurisdictions. Alameda County makes all efforts to process applications in an expedient fashion, averaging from eight to twelve weeks for the entire system of preliminary and on-going assistance to the developers, staff analysis of the development proposal, and public hearings before the Planning Commission and Board of Supervisors. When an Environmental Impact Report is required, another 45 days would be added to the review period.

The total review time varies with the size of the project, the environmental considerations which may pose safety and health hazards, and with the degree to which the development proposal has been refined. The Planning Department

must often contribute professional skills to bring development proposals into alignment with legal requirements. This is preliminary work that could have been done by the developer's own designer, and which necessarily adds to the length of the review period.

In March 1983, Alameda County established a Permit Center. The Permit Center is a centralized system of information and fiscal billing for all Public Works and Planning projects. The departments and divisions participating in the center include Planning, Building Inspection, Roads, Flood Control, Geology and Engineering. Under this system applicants go to one place for information about the process and necessary permits to develop their property.

Building Permit Fees

The current Alameda County building permit fee schedule was adopted December 8, 1981. The schedule includes the following components:

- Permit fee for construction of, or for additions and/or alteration to buildings or structures, based on total valuation. Plan checking fee is included in the permit fee.
- Electrical plumbing and mechanical fees are based on specific work being undertaken; minimum is \$20.00.
- Additional plan checking, plan revisions, additional services and geologic reports required by Alquist-Priolo Special Studies Zones Act are all at cost.

Table 33 compares the County fee schedule applied to a new single-family unit valued at \$50,000 to the fee schedules of other cities in the County which are adjacent to unincorporated areas.

In the above analysis the permit fee is higher for the County than Hayward, San Leandro, Pleasanton and Livermore. However, the total fees are lowest in the unincorporated area.

Property Tax Rates

Prior to Proposition 13 (Article XIII A of the California Constitution) all property was assessed at 25 percent of full market value. Rates were set based on assessed or market value and expressed as the dollar amount per \$100 of assessed value. The total tax rates were a composite of rates for the County, cities, education (all districts) and miscellaneous (including flood control, transit, park district, special taxes, etc.). The tax rates varied by areas or even blocks, based on the districts they fell within, particularly within the unincorporated areas. Consequently, the difference between the rates in incorporated and unincorporated areas varied considerably.

The passage of Proposition 13 changed the property taxation system in California. Now all properties are taxed at 1 percent of full market value

Table 33

FEE SCHEDULE BY JURISDICTION, 1983

<u>Jurisdiction & Fee</u>	<u>Amount</u>	<u>Total Fee</u>
Alameda County		
Permit fee	\$ 520.00	
Water connection (EBMUD)	1,810.00	
Sewer connection (Oro Loma)	<u>175.00</u>	
Total		\$2,505.00
San Leandro		
Permit fee	\$ 266.75	
Plan check fee (@50% of fee)	133.38	
Water connection (EBMUD)	1,810.00	
Sewer connection (City)	<u>550.00</u>	
Total		\$2,760.00
Hayward		
Permit fee	\$ 286.00	
Plan check fee (@65% of fee)	185.90	
Water connection (City)	1,515.00	
Sewer connection (City)	180.00	
Construction tax (@ 1500 sq.ft.)	600.00	
Park tax	<u>500.00</u>	
Total		\$3,267.00
Pleasanton		
Permit fee	\$ 288.00	
Plan check fee	183.95	
Water connection (City)	1,165.00	
Sewer connection (City)	2,600.00	
Residential construction tax	250.00	
Housing Corp. trust fund	400.00	
Storm drainage (Zone 7)	120.00	
Park dedication	<u>1,650.00</u>	
Total		\$6,656.95
Livermore		
Permit fee	\$ 283.00	
Plan check fee	183.95	
Water connection (Zone 7)	830.00	
Water storage (City)	563.00	
Sewer connection (City)	2,230.00	
Storm drainage (City)	401.00	
Storm drainage (Zone 7)	120.00	
Residential construction tax	650.00	
Park dedication	763.00	
In-lieu low income fee	<u>833.00</u>	
Total		\$6,856.95

plus an amount to repay outstanding bond debt (prior to Proposition 13). Since the passage of Proposition 13, property tax differentials between areas are generally insignificant and have a minor impact on development.

Recent Legislation

Recently the California State Legislature has passed three bills regarding housing, as follows:

SB 1160 - Granny Flat Bill - Signed into law September 1981. Authorizes governments to allow an additional (secondary) dwelling unit on parcels zoned for single family residences if the unit will be occupied by "one adult or 2 adult persons who are 60 years of age or over and the area of floor space of the dwelling units does not exceed 640 square feet."

SB 1228 - Shared Housing Bill - Establishes a senior citizen's shared housing pilot program. The intent of the pilot program is to provide financial assistance to nonprofit organizations which are assisting seniors to find other seniors with whom to share existing housing units.

SB 1534 - Companion Units Bill - Signed into law April 1982. Allows owners of existing underutilized single family homes to apply for a permit to create a second or "companion unit." The locality is required to make specific findings if it denies the application. The bill could create additional housing without the considerable costs of land, infrastructure or financing and would provide numerous benefits to the owners including income from the rental or sale of the companion unit.

On October 18, 1983, the Board of Supervisors approved amendments (Ordinance No. 0-83-078) to the Zoning Ordinance which allows an additional dwelling unit (Secondary Housing Unit) to be constructed on residential parcels presently zoned for one dwelling unit and having one but not more than one existing dwelling unit on the parcel.

Secondary units which are attached or constructed within the existing dwelling unit are permitted uses in all R-1 Districts and certain PD and R-S Districts. Such secondary units are subject to additional zoning and building code requirements.

Secondary units which are detached from the existing dwelling unit are conditional uses in the aforementioned districts and subject to additional zoning and building code requirements.

The ordinance includes a window period in which the attached secondary units shall be permitted uses only until July 1, 1984, and as of such date this window period is repealed unless a later enacted ordinance deletes or extends this date. The window period was approved to provide immediate allowance for attached secondary units and also allow the Planning Department sufficient time to initiate study and commence a systematic public hearing process to determine those areas to be rezoned to the combining S.U. District to provide for attached

secondary units. The S.U. Districts must be in place by July 1, 1984, unless the Board repeals the requirement for S.U. Districts.

A referral and placement service for those seeking housing and those offering housing is provided in southern Alameda County by the Eden Council of Hope and Opportunity (ECHO). This non-profit agency, which is funded in part by Alameda County, is described in greater detail in the Existing Programs section.

Mobile Homes

In September 1981, the Alameda County Zoning Ordinance was amended to conform to State regulations to permit mobile homes built since 1976 and placed on a permanent foundation to be located on any site a conventional stick building can be located. A building permit is required for the foundation and utility connections.

Approved New Units

New housing units are provided in a variety of ways, including infill, redevelopment, second units and new development. During the 1980-1982 period of slow residential building, a total of 572 housing units of all types, including infill, were completed in the unincorporated area (Table 34).

One perceived constraint on new development is difficulty in obtaining subdivision approvals, zoning changes and planned developments. However, between January 1980 and June 1983, 3,727 housing units were approved through subdivision, PD Zoning and/or site development review in the unincorporated area (Table 35). Of these, approximately 2,728 were approved in Castro Valley, 382 in Ashland, 136 in Cherryland, 359 in Hayward Hills and 122 in the balance of the unincorporated area.

NONGOVERNMENTAL CONSTRAINTS

In addition to the governmental constraints on meeting housing needs which are discussed above, there are several nongovernmental constraints. These include the availability and cost of financing, the land cost, the cost of construction and ability of the residents to afford the housing. Of course, these constraints are themselves affected by governmental actions.

Financing Availability

During the decade from 1970 to 1980, residential construction activity in the planning area, region and nation displayed its characteristic cyclicability and sensitivity to financial conditions. The following is a discussion from Economic Issues in the Eighties, published by Security Pacific Bank for the Northern Coastal Region of Northern California which includes the nine San Francisco Bay area counties.

Table 34

NET NUMBER OF BUILDING COMPLETIONS
1980-1982 UNINCORPORATED ALAMEDA COUNTY¹

	<u>SF</u>	<u>2</u>	<u>3-4</u>	<u>5+</u>	<u>Mobile Homes</u>	<u>Total</u>
1980	160	12	10	67	-	249
1981	186	2	-	24	5	217
1982	75	6	4	12	9	106
Total	421	20	14	103	14	572

¹Excludes Dublin

Note: See Figure 1 for area definitions.

Source: Alameda County Building Inspection Division records.

Table 35

APPROVED UNITS IN UNINCORPORATED ALAMEDA COUNTY -
JANUARY, 1980 - JUNE, 1983

<u>Approved Units 1980 - 1983</u>	
Castro Valley	2,728 ¹
Ashland	382
Cherryland	136
Hayward Hills	359
Other (Includes LAV)	122
Total	<u>3,727</u>

<u>Total by Year</u>	
1980	467
1981	448
1982	725
1983	2,087

¹ One project with 1,921 units in 1983 assumes a 10 year buildout of approximately 192 units per year.

Note: See Figure 1 for area definitions.

Source: Alameda County Planning Department records.

In 1971 and 1972, housing units authorized for construction moved beyond the 70,000 mark - levels of activity clearly unsustainable and beyond absorption rates. Homebuilding returned to a more normal pattern in 1973. But the credit squeeze and recession of 1974 and 1975 dealt a severe setback to the region's housing construction, as homebuilding was nearly halved between 1973 and 1974. The depressed state of the housing market persisted through 1975.

Recovery from the dismal 1974-75 housing slump followed on the heels of the turnaround in the availability and cost of credit and led the upturn in overall business activity. The region's upward momentum in homebuilding quickened in 1977, when nearly 54,000 dwelling units were constructed, but edged lower in 1978. Demand conditions from 1976 through 1979 were perhaps at the most frenzied pace the region has witnessed in the post-war period. The strength of the housing market stemmed from a combination of factors: a backlog of demand that developed during the low production years of 1974 and 1975; a bulge in the number of people entering the home buying age bracket; an inflationary psychology; gains in employment and income; and an accommodative financial environment.

The downtrend in homebuilding that started in 1978 was yet to be halted in late 1981, through the low point probably was close at hand. During that period, high home prices, a soft economy, and most importantly a restrictive financial setting were the principal influences behind the weak performance of the region's homebuilding industry.

In 1982, financing remained very tight, mortgage rates ranged from 16.5% to 18.5 for fixed and variable mortgages. As a result, most housing purchases included some form of creative financing or buy-downs. In many cases people were not buying homes and housing prices were starting to stabilize.

In early 1983 the interest rates declined to the 12% range in the middle of the year, resulting in an increase in housing sales. The second half of the year interest rates started to slowly increase to the current rate of 13.5% to 14%, resulting in a slowing of sales. At the same time according to the Real Estate Research Council of Northern California Publication Trends, as of August 1983, "adjustable rate mortgages are offered with a wide range of rates depending on indexing terms; the spread between some fixed and adjustable mortgages is more than 3 points. Growing marketing efforts are being given to the adjustable mortgages as interest rates are again showing considerable volatility. While borrowers still prefer fixed-rate mortgages, there are some attractive mortgage packages offered that will improve the overall affordability of housing and also allow lenders to adjust interest rates to reflect their borrowing costs." Home buyers are turning to adjustable rate mortgages and creative financing.

Land Costs and Land Value

According to research by John Fenstermacher, Assistant Chief, Real Estate Division, Alameda County, in 1983 the raw land costs for residential land ranged as follows:

Castro Valley and Fairview - approximately \$80,000-120,000 per acre.

San Lorenzo (including Ashland and Cherryland) - \$4.00 a sq. ft. which is approximately \$174,000 per acre; \$35,000-\$60,000 per site

Hayward Hills - approximately \$80,000 per acre; \$35,000-45,000 per site (6,000 to 10,000 sq.ft. sites).

Unincorporated Pleasanton area - approximately \$10,000-20,000 per acre for 5 acre minimum sites.

According to Fenstermacher, land prices in the unincorporated area have remained generally stable since the 1980-81 time period.

The 1980 and 1983 Real Estate Research Council appraisal reports show that the ratio of average land value to total average valuation of the sample properties were 34.5% and 37.1%, respectively, for the Bay Area (Table 36). In both years, the East Bay sample has the lowest ratio in the Bay Area, 30.3% and 32.8%, respectively.

Site and Value Per Site

Comparing the size and square footage of properties, a regional sample presented in the 1980 Real Estate Report shows that the properties in the three subareas including the unincorporated area, East Oakland, Southern Area and Hayward Area, are lower than the balance of the subareas and the region (Table 37).

Within the region, residences in the North Bay were, on the average, the largest of the sample, 1,600 square feet, and those in San Francisco the smallest, 1,437 square feet. The East Bay's average was 1,451 square feet. Of the properties sampled within Alameda County, the largest were in Berkeley, 1,635 square feet, and the smallest were in Hayward, 1,125 square feet. The second smallest residences were in East Oakland, where the average size was 1,296 square feet.

The overall average value per square foot in the Bay Area in 1980 was \$89.58. The East Bay was the lowest region at \$74.56. Within Alameda County the highest values were in North Oakland at \$80.71, the lowest two values were in East Oakland and Hayward (\$57.85 and \$70.64 per square foot, respectively). East Oakland was substantially below all other areas.

Construction Costs

The 1980 Housing Element update included an in-depth analysis of land costs and construction costs of single family and multiple unit housing. This section will summarize the findings of that analysis and update the information where necessary.

When calculating the cost of land, "for appraisal purposes, the attributes of parcels of land are related to location; existing zoning; position in a block, if the parcel is in an urban area; 'highest and best use'; and surrounding or closeby market values." In general, according to the Alameda County Office of Appraisal Information, residential property zoned for multiple development would be appraised about 20 percent higher than an equivalent parcel zoned for single family use because of the income

Table 36

PERCENT LAND VALUE OF TOTAL VALUE

	<u>1980</u>	<u>1983</u>
Bay Area Region	34.5	37.1
East Bay	30.3	32.8
North Bay	37.3	40.6
San Francisco	31.5	33.4
Peninsula	38.4	41.1

Source: Northern California Real Estate Report, October 1980 and April 1983.

Table 37

AVERAGE SQUARE FOOTAGE OF IMPROVEMENTS¹

AND TOTAL VALUE PER SQUARE FOOT, 1980

	<u>Av.Sq. Feet</u>	<u>Total Value/ Sq. Foot</u>
Bay Area	1483	\$ 89.58
<u>Regions</u>		
North Bay	1600	92.81
San Francisco	1437	100.08
Peninsula	1476	102.65
East Bay	1451	74.56
<u>Alameda County-Subareas</u>		
Berkeley Area	1635	76.28
North Oakland	1478	80.71
Oakland	1450	72.38
East Oakland	1296	57.85
Southern Area	1341	72.79
Hayward Area	1125	70.64

¹Improvements include anything affixed to the land.

Note:

Berkeley - includes Berkeley

North Oakland - includes North Oakland

Oakland - includes Alameda, Central Oakland

East Oakland - includes East Oakland, San Leandro and Ashland

Southern - includes Livermore, Fremont, Newark (southern & eastern sections of the County)

Hayward - includes Hayward, San Lorenzo, Castro Valley and Cherryland

Source: Northern California Real Estate Report

potential offered by the higher density zoning. Taxes already paid on the multiple-zoned parcel or parcels would serve to raise the asking and sales prices.

Single Family

Table 38 presents the average price cost breakdown for a standard quality single family residence. The standard single family residence is a 1,570 square foot house with a 446 square foot garage and 837 square feet of patios, driveway and walks. Between 1976 and 1980 the cost of construction increased from \$39,787 to \$62,274, then increased to \$73,364 in 1983. With the inclusion of land costs and sales costs from 1976 to 1980 then to 1983 the total sales cost increased from \$56,728 to \$89,631 to \$101,830. The table includes square foot costs for each example.

As seen earlier, the 1,570 sq. ft. house is slightly larger than the average single family units in the unincorporated area. Table 39 presents total sales prices, at 1980 costs for houses of various sizes with different amenities. The 1980 costs are used rather than 1983 because in the next section these costs are compared with income data and only 1980 (1979) income is available. Option (2) shows that the smallest house, 1,150 square feet with no patio, driveway, walks and garage would total \$64,950 as of 1980.

The 1980 Housing Element found that sales prices, "taken at random, on the basis of date of sale, from the Assessor's Books for the areas in and near Ashland, San Leandro, San Lorenzo and Hayward, all in southern Alameda County, did not show any marked appreciation from 1976 to 1982, whether zoned for single family or multiple use."

Multiple

The greatest obstacle currently and for the past several years affecting the construction of multiple unit structures for rental purposes has been the cost of construction and long-term loans.

The analysis of construction and operating costs of a new subsidized rental project under construction in 1981 in Dublin, which was in unincorporated Livermore/Amador Valley at that time, demonstrated that an unsubsidized rental project would require rents unaffordable to those of moderate income or below simply to amortize the loan and cover operating costs.

"The required return on a market rate loan of \$6,000,000 at 15.5 percent for a 30-year period would require rents of \$606 for a one-bedroom unit and \$710 for a two-bedroom, merely to amortize the loan and operate the 176 units in the rental project now under construction. These figures make no allowance for a return to the investor, except for the depreciation tax allowance that might be taken."

Affordability

In the Total Unincorporated area in 1979, 39.2% of the households had above moderate incomes and 23.2% had moderate incomes (Table 40). The most current income data available is for 1979 from the 1980 Census. The

Table 38

AVERAGE SALES PRICE COST BREAKDOWN FOR A
STANDARD QUALITY SINGLE FAMILY RESIDENCE,
UNINCORPORATED ALAMEDA COUNTY

Item	1976			1980			1983		
	Sq. ft. Cost	Dollar Cost	Percent of Sales Price	Sq. ft. Cost	Dollar Cost	Percent Of Sales Price	Sq. ft. Cost	Dollar Cost	Percent of Sale Price
Raw Land ¹	\$2.51	\$12,569	22.16%	\$4.12	\$20,611	23.00%	\$4.12	\$20,611	20.24%
Building Permit Permit Fees		393	.69		519	.58		519	.51
Total Land Cost		12,962	22.85		21,130	23.58		21,130	20.75
House	22.13	34,744	61.25	34.64	54,377	60.67	40.88	64,188	63.03
Garage	9.15	4,081	7.19	14.32	6,388	7.13	16.87	7,526	7.39
Patios, Driveways Walks	1.15	962	1.70	1.18	1,509	1.68	1.97	1,650	1.62
TOTAL CONSTRUCTION	25.34 ²	39,787	70.14	39.66 ²	62,273	69.48	46.73 ²	73,364	72.04
Sales Cost 10%		3,979	7.01		6,227	6.95		7,336	7.20
TOTAL SALES PRICE		56,728	100.00		89,631	100.00		101,830	100.00

¹ Sales price of raw residential land is based on actual square foot sales price of the same piece of property on Maubert Avenue, in the Ashland area of southern Alameda County. The 1976 price shown is from an actual 1978 sale, while the 1980 price is from a late 1980 sale. The assumed lot size is 5,000 square feet, standard R-1 area. The price of raw land in 1983 is assumed to be the same as 1980.

² Total construction cost of all improvements per square foot of house.

Source: Revised Alameda County Housing Element, February 1981; costs are from the Bank of America Construction Analysis/ Project, July 1983, except for the amount shown for the building permit. This would be Alameda County's actual fee for a house at the construction costs shown.

Table 39

AVERAGE SALES PRICE COST OF VARIOUS
SIZE SINGLE FAMILY RESIDENCES, 1980

Option:		(1)	(2)	(3)	(4)	(5)
	Sq. ft. Cost	Standard 1570 sq. ft. House	1150 sq. ft. House No Patios & Garage	1150 sq. ft. House With Patios & Garage	1300 sq. ft. No Patios & No Garage	1300 sq. ft. With Patios & Garage
Total Land Cost		\$21,130	\$21,130	21,130	\$21,130	\$21,130
House	\$34.64	54,377	39,836	39,836	45,032	45,032
Garage	14.32	6,388	0	6,388	0	6,388
Patios, Driveways, Walks	1.18	1,509	0	1,509	0	1,509
TOTAL CONSTRUCTION		62,273	39,836	47,733	45,032	52,929
Sales Cost 10%		6,227	3,984	4,773	4,503	5,293
Total Sales Price		89,631	64,950	73,636	70,665	79,352

Table 40
DISTRIBUTION OF HOUSEHOLDS BY INCOME GROUPS,¹ 1980

	Very Low (Less than \$10,304)	Low (\$10,305 to 16,486)	Moderate (\$16,487 to 24,728)	Above Moderate (Greater than \$24,728)	Total
Castro Valley	3,167 17.8%	2,624 14.8%	3,921 22.0%	8,070 45.4%	17,782 100.0%
Cherry/Ash/Hillcrest	3,286 31.7	2,093 20.2	2,438 23.6	2,536 24.5	10,353 100.0
Fairview	293 12.2	345 14.4	608 25.4	1,147 48.0	2,393 100.0
San Lorenzo	1,085 15.0	992 13.7	1,757 24.2	3,416 47.1	7,250 100.0
Balance Eden	686 32.4	438 20.7	513 24.3	477 22.6	2,114 100.0
LAV Uninc	400 20.1	254 12.7	298 14.9	1,042 52.3	1,994 100.0
Total Uninc.	8,517 21.3	6,494 16.3	9,236 23.2	15,645 39.2	39,892 100.0
County Total	119,171 27.9	70,573 16.5	87,437 20.5	150,191 35.1	427,372 100.0

¹ Household incomes defined as follows: Very low = less than 50% of regional median; low = 51-80% of median; moderate = 81-120% of median; above moderate = greater than 120% of median.

Note: See Figure 1 for area definitions.

Source: 1980 Census of Population and Housing (STF-3A)

percentage of moderate and above moderate income households in the Total Unincorporated Area is greater than the total County. The LAV Unincorporated had the highest percentage of above moderate income households, 52.3%, and Balance Eden had the lowest, 22.6%. Balance Eden had the highest percentage of very low income households, 32.4%, followed closely by Cherryland/Ashland/Hillcrest Knolls, 31.7%, and Fairview with 12.2%.

Households in the above moderate income group can afford to purchase housing valued at a minimum of \$59,100 with a 12.5% interest rate and \$53,700 with a 14% interest rate (Table 41). Moderate income households can purchase homes with a value between \$39,400 and \$59,100 with 12.5% interest rates. These housing price ranges are far below the total cost of new homes, as seen in Table 39.

Whereas \$53,700 to \$59,100 is the range for affordable homes for the above moderate income households, this figure is far below the 1980 median value of housing in the unincorporated areas and for new construction (Table 42). Table 42 presents the 1979 income required to purchase the median value house in each subarea and the income required for new construction, as well as 1979 median income for the subareas. Option 2, \$63,950, the lowest price, is the only cost that is lower than the median housing value. In all areas and for new homes, the required income is substantially greater than the median income and greater than the lower income limit for moderate income households and new homes. Thus, only a small percentage of the households are able to purchase the bulk of the available houses. This assumes first time buyers. Once the households are in the housing market the factors change somewhat.

SPECIAL NEEDS

In Alameda County, as in most other areas, there are populations that have special housing needs. This section addresses the needs of the elderly, handicapped/disabled, homeless (those in need of emergency shelter), female heads of households and large families. The general needs and some current programs are discussed. The Housing Program section discusses many of the programs in further detail.

Elderly

The elderly population, which includes those age 62 and over, is growing in the unincorporated areas of the County as well as the nation. The housing needs of this population vary based on a number of factors including age, health, economic status, family arrangement and homeownership.

"Gerontologists, those persons who specialize in the study of aging, have contended for many years that the best home for an old person is his own home. While there are cases where this is not true, most older persons and those who work with old people, generally agree with the statement, and a whole system of support services designed to keep the older person in his

Table 41

AFFORDABLE HOUSING BY INCOME CATEGORIES

Income	Affordable Housing Value ¹	
	@ 12.5% interest	@ 14% interest
\$10,304	\$24,600	\$22,600
\$16,486	\$39,400	\$35,800
\$24,728	\$59,100	\$53,700

¹ Assumes that a household will pay one third of their income for housing which at 12% interest is approximately 2.39 times income and at 14% interest is 2.17 times income.

Table 42

COMPARISON OF MEDIAN HOUSING VALUE AND MEDIAN INCOME

	<u>Median Housing Value</u>	<u>Total Monthly Payment</u>		<u>Income needed</u>		<u>Median Income</u>
		<u>@ 12.5%</u>	<u>@ 14.0%</u>	<u>@ 12.5%</u>	<u>@ 14.0%</u>	
Castro Valley	95,321	\$998	\$1,099	\$39,880	\$43,916	\$22,790
Cherry/Ashland/ Hillcrest	67,259	704	775	28,131	30,969	15,866
Fairview	90,927	951	1,048	38,001	41,878	24,174
San Lorenzo	75,600	791	871	31,608	34,805	23,797
Balance Eden	66,383	695	765	27,772	30,569	15,242
LAV Uninc.	143,136	1,497	1,649	59,820	65,894	25,790
Total Uninc.	83,707	876	965	35,004	38,561	20,994
County Total	85,300	892	983	35,644	39,280	18,700
New Construction (1)	89,631	938	1,033	37,482	41,279	
(Table 39) (2)	64,950	680	748	27,172	29,890	
(3)	73,636	770	849	30,769	33,925	
(4)	70,665	739	815	29,530	32,567	
(5)	79,352	830	915	33,166	36,563	

Note: See Figure 1 for area definitions.

own home as long as possible has been built. There are some old people who cannot be cared for in their homes and for whom out-of-home placement becomes a life and death matter."¹

This section includes a discussion of current programs and options to meet some of the various elderly housing needs.

Subsidized Apartments

The Federal and State Governments have provided subsidies to stimulate the construction of specially designed housing for senior citizens and disabled adults. In general, the individual seeking to rent one of these apartments must be 62 years of age or older, or have a spouse in this age group. Adult disabled persons able to exit the premises without assistance in an emergency are also eligible.

Table 43 presents the number of Section 8 contracts held by elderly persons by area. Hayward and San Leandro include incorporated areas as well as unincorporated areas. The percentage of total Section 8 contracts held by elderly persons is substantially higher in San Leandro, 51%, and Castro Valley, 35%, than San Lorenzo and Hayward, both containing 14%. In LAV there are a total of 34 elderly units, ranging from 1% in Dublin to 42% in Pleasanton.

Table 43

ELDERLY SECTION 8 UNITS, SEPTEMBER 1983

	Total Section 8 Units	Elderly: Number	Elderly: Percent
Castro Valley	116	41	35%
San Lorenzo	42	6	14%
Hayward ²	1,012	143	14%
San Leandro ²	293	148	51%
Dublin	16	1	6%
Livermore	155	17	11%
Pleasanton	38	16	42%

Source: Housing Authority of Alameda County, Livermore Housing Authority

¹ Senior Citizen Housing, Alameda County, distributed by Alameda County Department on Aging, March 1979.

² Hayward and San Leandro include unincorporated areas corresponding to city spheres of influence.

The Section 8 moderate rehabilitation program also provides rental units for elderly persons. According to the Alameda County Housing Authority there is generally a long waiting list for one bedroom units as these units tend to be occupied by elderly persons who find a unit and rarely move.

There is one non-profit elderly housing project in the unincorporated area, Wittenberg Manor. The County Housing and Community Development Division has committed funds for expansion of this facility (described in the Five Year Program section). In addition, there are other apartments in San Leandro, Hayward, Pleasanton and Livermore, that serve the unincorporated area.

Retirement Inns and Senior Citizen Hotels

Some hotels provide room and board at special rates for senior citizens. At times a church or social agency will take over a hotel and operate it as a home for the elderly. If personal care services are offered in addition to the usual hotel services, the facility must be licensed as a residential care facility whether its auspice is proprietary or non-profit.

There are no retirement inns or senior citizen hotels in the unincorporated area, although there is one in Hayward: St. Regis Retirement Center.

Residential Care Facility (RCF)

The Residential Care Facility (RCF) is a dormitory facility which provides room and board, housekeeping services and personal care services such as help with bathing, grooming, eating, escort service, and supervision of medication. The RCF also offers a program for the supervision of the health of each resident and activity program to enrich their lives. Larger facilities are generally under non-profit auspices. There are 13 non-profit facilities in the County although none are in the unincorporated areas. The smaller ones are usually located in converted family dwellings and are proprietary. There are 137 proprietary RCF's in Alameda County.

Table 45, in the Disabled/Handicapped section, lists the capacity of licensed elderly facilities by area. There is capacity for 200 in the unincorporated portions of Eden Township, and an additional 57 spaces in Hayward and 93 in San Leandro. There are a total of 57 elderly spaces in LAV.

Long Term Care

As the health of elderly people deteriorates, the level of care they require increases, often necessitating placement in a Skilled Nursing Facility or an Intermediate Care Facility. These are described as follows:

Skilled Nursing Facility (SNF): A Skilled Nursing Facility (SNF), often called a nursing home, convalescent hospital or extended care facility, is a licensed health care facility which provides skilled nursing and related health care services on a 24 hour basis.

Intermediate Care Facility (ICF): Between the RCF and SNF is a licensed health facility known as an Intermediate Care Facility (ICF). The difference between the ICF and the SNF is one of degree rather than of

character of services offered. The ICF has a lower ratio of staff to patients than the SNF and it is only permitted to accept patients who are independently mobile, continent, and mentally alert.

Reverse Annuity Mortgage

Many elderly people own their homes with little or no mortgage and live on fixed incomes. These homes are their major asset. However, this equity is nonliquid and thus cannot be used to live on. The Reverse Annuity Mortgage Program, administered by ECHO Housing, allows this equity to be converted to cash. This can be short term, to meet a short term cash flow problem or for the remainder of the owner's life.

Home Repair

In some cases the homes are in need of repair but the owners cannot cover the expenses and/or do not have the necessary knowledge. There are a number of home repair programs available through the County Department of Aging and ECHO.

Shared Housing

Many elderly people do not wish to live alone but do not want to live in a residential facility. There are shared housing programs for those that wish to share their home with others or wish to live in the home of others. ECHO administers this program in the unincorporated area.

Counseling and Education

Housing counseling is provided by a number of agencies, including ECHO Housing and the Alameda County Department of Aging. According to Cathy Phegan of the Department of Aging, one of the major housing problems deals with elderly people who own their homes. They are not always fully aware of their housing options and the full value of their homes. Additional educational programs need to be available for the elderly as well as those in the real estate industry.

Disabled/Handicapped

The mentally and physically disabled/handicapped population have special housing needs. Statistical data describing the size and needs of this population are not available although there are a number of agencies providing services. As with most special housing programs, all agencies stated that there is a large unmet need and programs could be expanded if funds were available.

Physically Handicapped

The Section 8 program provides units for the disabled and handicapped. Table 44 presents the number of Section 8 handicapped/disabled contract units in unincorporated areas and adjacent communities. There are no units in San Lorenzo and Dublin, only 3% in Livermore, 4% in both Castro Valley and Hayward and 8% in both San Leandro and Pleasanton.

ECHO Housing administers a minor home repair program for seniors and disabled persons with the cost to the homeowner based on their ability to pay. The funding is through Alameda County Community Development Block Grant Funds. The subsidy can be in either of two ways: 1) hiring craftspeople at lower rates than standard, and; 2) providing direct subsidies based on income.

Table 44

HANDICAPPED/DISABLED SECTION 8 UNITS, SEPTEMBER 1983

	<u>Total Section 8</u>	<u>Handicapped/ Disabled</u>	<u>Percent Handicapped/ Disabled</u>
Castro Valley	116	5	4%
San Lorenzo	42	-	-
Hayward ¹	1,012	39	4%
San Leandro ¹	293	24	8%
Dublin	16	0	-
Livermore	5	15	3%
Pleasanton	38	3	8%

¹ Hayward and San Leandro include unincorporated areas corresponding to city spheres of influence.

Source: Housing Authority of Alameda County, Livermore Housing Authority

Developmentally Disabled and Mentally Disabled

Many developmentally disabled and mentally disabled persons live in institutions or with their families. However, many are capable of living in more independent living situations - "group homes."

The California Department of Social Services, State Community Care Licensing Division, licenses all care facilities in the State. The facilities are ranked according to level of care with the highest including medical and health care and the lowest including no medical and health care. The highest are Acute Care General Hospitals. The ICF's were discussed in the Elderly section. The lowest level of licensed facilities are Residential Care Facilities (RCF's), which are discussed here.

RCF's have the lowest level of care. They do not necessarily employ a licensed health care professional although a general level of supervision is provided. Each facility or home serves a specific target group - elderly, developmentally disabled, and mentally disabled. Table 45 presents the total capacity of licensed facilities in the Unincorporated Area, Hayward, San Leandro and LAV. The California Department of Social Services defines the facilities as follows:

Table 45

CAPACITY OF LICENSED FACILITIES IN THE UNINCORPORATED AREA, HAYWARD
SAN LEANDRO AND LAV

	Small Family Home			Large Family Adult	Group Homes			Res. Fac. Elderly	Soc. Rehab. Facility
	Adult	Children	Adult/ Children		Adult	Children	Adult/ Children		
Unincorp. (Eden)	52	9	6	10	152	6	0	200	93
Hayward	39	13	0	7	176	24	0	57	0
San Leandro	8	0	4	0	0	30	0	93	0
LAV Total	17	0	6	0	30	0	6	57	0

See text for definitions of different types of facilities.

Source: California Department of Social Services, October 1983

Small Family Homes have a capacity of fewer than 6 persons and the operator lives in the home. The facility states its target group, generally developmentally disabled or mentally disordered. Homes are for adults, children or both.

Large Family Homes are the same as small family homes except that they have a capacity of six or more persons.

Residential Facilities for the Elderly are facilities of all sizes for persons age 62 and older. Each facility has a designated capacity for non-ambulatory persons.

Group Homes include facilities of all sizes in which the operator does not live in the home. The facility states its target group; elderly, developmentally disabled or mentally disabled.

Social Rehabilitation Facilities (Soc. Rehab.) are facilities for drug and/or alcohol rehabilitation patients.

All of the licensed facilities in the unincorporated area are in the Eden Township; there are no facilities in the unincorporated portions of the LAV. There are approximately 215 beds in the unincorporated area for adults in small family homes, large family adult homes and group homes. The unincorporated area residents can also be served by facilities in Hayward and San Leandro, as well as city residents being served by facilities in the unincorporated areas. All residents in the LAV are served by facilities in Dublin, Pleasanton and Livermore.

The State of California contracts with local and neighborhood authorities for all facilities of 6 or more persons.

The Alameda County Zoning Ordinance designates two kinds of group living facilities as follows:

Medical or Residential Care Facility. Medical or Residential Care Facility means Nursing and Convalescent Homes as licensed by the State Department of Health Services, and includes residential care homes as licensed by either the State or County Social Services Agency. This term also includes group living quarters housing persons placed by an authorized agency for rehabilitation purposes and is funded or licensed by or operated under the auspices of an appropriate Federal, State or County governmental agency.

Boarding House. Boarding House means a building or portion thereof, other than a Hotel or restaurant, where four (4) or more persons are provided with lodging or meals or both meals and lodging for a consideration and pursuant to previous arrangement. The term includes a lodging house or rooming house, but does not include institutional uses such as Hospital or an orphanage or Home for the Aged.

Medical or Residential Care Facilities are permitted with a conditional use permit in all residentially zoned areas and in the C-1 - Retail Business

District. Boarding Houses are permitted with a conditional use permit in areas designated R-4 - Multiple Residential and C-1 - Retail Business.

The County does not maintain records on the location and number of Medical or Residential Care Facilities and Boarding Houses. Thus the number and distribution are not known. This makes it difficult to assess the impact on a neighborhood of additional facilities.

Homeless/Emergency Shelter

The situation of homeless people has been the object of recent attention in the Bay Area as well as throughout the nation. The problem is very difficult to quantify. The homeless population is comprised of different kinds of people facing differing living circumstances and includes transients, persons recently released from institutions, persons who have been evicted or are trapped in the County with few resources, refugees, battered women, and others. Many of the homeless are on the fringe of the labor market and are highly impacted by variations in the economy. Many organizations, public and private, religious and voluntary, provide services and refuge to homeless individuals within Alameda County. The County Social Services Agency provides partial funding for a number of shelter services and has been actively involved during the past two years in working with community based emergency shelters and food service providers. Funding is also provided by United Way, grants, contributions and various other organizations.

The needs of emergency shelters and the degree of unmet service demand were first studied in 1980 when the County Social Services Agency headed a United Way of the Bay Area task force comprised of local government, private shelter providers, and community leaders. The findings of a study conducted by the Social Service Agency in January 1981 indicated that despite the significant number of provider bed-days available within Alameda County, there still remained an unmet demand each month of 1,895 bed-days. In addition to the overall unmet demand, there existed specific service gaps for families, young adults, single men and individuals with mental health problems.

Within Alameda County there are three domestic violence centers and eight general purpose shelters, distributed as follows: two for women and children only, three for single adults and families, and three for single adults.

Estimating demand for facilities is very difficult. The Social Services Agency found from "information provided from shelters that a significant number, or approximately 2,000 individuals are still being turned away from emergency shelter providers each month." Most of the increase was reported by domestic violence and general purpose shelters who serve families and women with children. While missions indicated an increase in the number of clients served, they reported that no one seeking refuge was turned away.

"In interpreting the number of persons turned away each month as a measure of the homeless within the community, it is important to understand that this number represents a duplicate count as persons frequently contact more than one shelter a month or make repeated calls back to shelters each

month. There are, however, those that would counter that the number is an under-count since some homeless individuals, especially single adult men, have given up trying to locate shelter and moved out of the area or remained on the streets."¹

Inter-facility and area referral is very prevalent. However, the unincorporated area is generally served by the following facilities.

- Tri-Valley Haven for Women - Livermore - for women and their children who are victims of domestic violence, rape, and other crisis situations. The facility has bed space for 12 and the women can stay up to 60 days. The programs include counseling, housing and job advocacy, a limited voucher program and childrens' programs.
- Hayward Emergency Shelter - for homeless women and children, including battered and sexually assaulted. The facility has bed space for 24 and the women can stay up to 21 days. The programs include information and referral, permanent housing and job training information, job counseling and child care.
- Human Outreach Program - Hayward - a shelter for homeless men. The facility has a bed capacity of 12.
- Second Chance - Newark - a general purpose center for single adults and families. The facility has bed space for up to 15 persons depending on the sex and age composition. People can stay up to 7 days. The center is part of the Second Chance Counseling Center.
- Davis Street Community Centers - San Leandro - has a housing program for single women and families in a motel for up to two days. There is capacity for only one family a night.

Since January, 1983, a number of additional activities have been provided that have expanded the bed capacity in Alameda County although it is not possible to designate activities specifically available to the residents of the unincorporated area. The activities are as follows:

- Federal Emergency Management Assistance - In May, 1983, the County was advised that the Federal Emergency Management Agency awarded \$476,599.29 to Alameda County for emergency services. Twenty-five organizations were provided funding through the FEMA program which resulted in the following additional services for homeless and low-income individuals in the County from July through September, 1983:
 - . 217,977 meals were provided;
 - . 20,257 bed-nights at shelters, as well as in motels and hotels were provided;

¹ Letter to Alameda County Board of Supervisors, on Homeless Study, from Lebrado Perez, Director, County of Alameda Social Services Agency, January 10, 1983.

- Mortgage assistance, or one-time only financial assistance was provided to approximately 400-500 families;
 - Equipment purchases, including beds, sheets, cooking utensils, were provided to various shelters in order to increase their capacity to serve more people.
- The United Philipinos of America were funded to provide 8 beds for homeless women and children and were awarded a contract for legal assistance for victims of domestic violence.
- The County Social Services Agency is working with the Department of Transportation, Hayward Emergency Shelter and several foundations to develop a second-stage housing program of 20 facilities, both single and multiple units, which would be used for women upon leaving an emergency shelter for stays of six months to one year.
- The Social Services Agency has implemented the Emergency Foundation Assistance Program which provides first and last month rent assistance to families as well as eviction assistance.
- The Federal Department of Defense has directed local military installations to work with local elected official to make available any unused facilities for housing the homeless. The County Social Services Agency and local officials have recently reached an agreement with representatives of the Department of Defense regarding Camp Parks, located in an unincorporated area near Pleasanton. Following some reconstruction work, an unused barracks building will be used to house 10 or 11 families for up to three weeks at a time.

For those persons who are having a short term cash flow problem in meeting their rent or mortgage payment, ECHO Housing administers a one time rent or mortgage payment program. A group of foundations have provided an emergency family needs/housing assistance fund for one month or a one time problem. FEMA has made funds available for one month of rent or mortgage payments. If people qualify, some can receive payments for two months.

Female Household Heads

As presented in the needs identification section, the number of households with female heads with one or more persons under 18 years of age has been increasing in all areas. This population is generally in lower income groups.

There are limited programs directly targeted at this population. For women with children who are homeless there are a number of shelters, the majority of which have spaces for cases of battery and sexual abuse. These facilities are detailed in the homeless/emergency shelter section.

The housing counseling program provided by ECHO does assist women with children to find housing. One way this is done is through the shared housing program. In addition to providing housing to households with none,

it can also assist women who own homes but cannot completely meet their mortgage payments due to limited income. This can prevent women from losing their homes.

The Section 8 existing and moderate rehabilitation program is another source of housing. As in the case of large families the size of the units can be an issue.

Large Families

As seen in the needs identification section, the number of units with larger families - 5 or more persons - have been decreasing since 1970. Also, in the total unincorporated area in 1980, approximately 75% of the large families owned their own home. Generally, the problem of housing large families occurs in the rental market. The majority of apartment units are studios, one and two-bedroom units. When large units are available, large families are often precluded from renting them due to income constraints. Section 8 projects all include some larger units.

RESIDENTIAL ENERGY CONSERVATION

Home energy costs have become an increasingly significant factor in housing costs as energy costs have risen, particularly since the OPEC oil embargo of 1973. Energy costs related to housing include not only the energy required for home heating, cooling and the operation of appliances, but the energy required for transportation to and from home. In response to concern over energy consumption, the State Legislature created the California Energy Commission which first adopted a comprehensive set of standards for new residential buildings in 1977. The Energy Commission subsequently revised these standards to both provide better energy conservation as well as greater flexibility in meeting the standards. These revised standards, which are referred to as Title 24, became effective on June 15, 1983.

Title 24 permits builders of new residential units to achieve compliance either by calculating energy performance in a prescribed manner or by selecting from three sets of conservation measures, "Packages A, B or C." In developing the standards, the Energy Commission was concerned that the requirements not add an excessive additional cost to the price of each housing unit. Consequently, the standards that were finally adopted reduced first costs up to 75 percent compared to the staff's original proposal, while maintaining most of the energy savings. Under the adopted standards, initial costs range from \$494 to \$5,816, depending on the methods used to comply. A substantial portion of this additional cost may be offset by tax credits. More importantly, when compared to the 30-year life cycle costs of installing, financing, and maintaining the conservation measures, net savings to homeowners (for Package A, on which the standards are based) will be between \$16,205 and \$28,054, according to the Energy Commission. While it is clear that over the 30-year life cycle homeowners will achieve a net savings, it is not clear if renters will reap similar benefits since any savings in energy costs could be offset by rents that are higher in order to cover the initial cost of the required conservation measures.

All proposed residential units are checked by the County Building Inspection Division to insure that their design and construction complies with the Title 24 standards. Additions and alterations must also meet the Title 24 standards if they increase the heated or cooled floor space of a building. The standards apply only to the new part of the building.

In addition to the Title 24 standards, the County Planning Department encourages lot patterns that maximize proper solar orientation, particularly in larger subdivisions and Planned Developments where there is sufficient area for alternate designs. Many conventional subdivisions and Planned Developments use private streets which are narrower than public ones permitting greater flexibility in layout, higher density, and savings in the amount of road materials necessary.

The County General Plan contains numerous policies which encourage infill development and discourage development that is beyond the edge of currently urbanized areas. These policies serve to encourage a development pattern that results in increased energy conservation.

Several programs are available for making existing residences more energy efficient, most of which are available through PG&E. These programs include an audit service, Zero Interest Program, Direct Weatherization Program and an inspection program. The audit service, performed without charge by PG&E, includes a computerized energy audit describing which energy conservation measures would provide the most cost-effective energy savings.

The Zero Interest Program (ZIP) provides interest-free loans for home weatherization measures. Homeowners may borrow up to \$1,000 without a visit from PG&E and up to \$3,500 based on a visit by a PG&E representative to determine if the proposed measures would be cost-effective for both the consumer and the utility. The loans are paid back through fifty equal payments.

For low income households, PG&E's Direct Weatherization Program provides six conservation measures in single family homes at no cost to the homeowners. These measures, which are the same as those included in the ZIP Program, include ceiling insulation, door and window weatherstripping, waterheater blankets, low-flow showerheads, caulking and duct wrapping. The Direct Weatherization Program is administered in all of Alameda County, except Oakland and Berkeley, by the Family Tutorial Program in Hayward.

Following home energy conservation work done by a contractor, PG&E will inspect the work free of charge to make sure that it was done properly.

GOALS, POLICIES AND OBJECTIVES

This section contains the objectives, principles and implementation measures for the Housing Element. These are primarily based on those contained in the 1980 Housing Element, the 1981 General Plan for the Central Metropolitan, Eden and Washington Planning Units and the 1977 Livermore-Amador Valley Planning Unit General Plan. Many policies are existing (E) or modified (M) from the General Plan and others are new (N). Appendix A contains the changes in the General Plan policies for all new and modified objectives, principles and implementation measures.

The implementation recommendations include a preliminary identification of those public agencies and other organizations (shown in parentheses) most likely to be responsible for the proposed action, recognizing also the role of the private sector. Other agencies and private organizations and individuals not specifically stated herein may also play major roles in implementing the proposed policies over the short and long terms.

Presented first are the objectives, principles and implementation measures that apply to the entire County, followed by those that apply specifically to the unincorporated areas where the County has direct authority over land use and housing matters.

COUNTYWIDE POLICIES

Provide Adequate and Affordable Housing

OBJECTIVE 1: To ensure that sufficient housing opportunities are available throughout Alameda County for households of varying socio-economic characteristics.(M)

Principle

1.1 The availability of low and moderate cost housing should be maintained or improved. (E)

Implementation

1.1.1 Continue the use of tax-exempt municipal bonds and other financial techniques as methods to reduce the cost of rental and sale housing for low-moderate income households and to increase the supply of moderate cost units. (Local Community Development Departments, Housing Authorities, Redevelopment Agencies, Private Sector) (M)

1.1.2 Explore the feasibility of incorporating non-market rate or subsidized housing units into new mixed or multiple use development projects. (City/County Planning Departments, Redevelopment Agencies, Private Sector) (E)

1.1.3 Review governmental procedures in processing development applications, including inter-agency coordination, and revise where needed in order to prevent any unnecessary delays on the part of local agencies that would result in significant increases in housing costs to the consumer. (City/County Planning Departments and Public Works Agencies, Special Districts) (E)

- 1.1.4 Review local "development fees" established to cover the costs of providing public services to new developments to determine whether these fees are, in effect, excluding the development of moderate income housing in an area. (City/ County Planning Departments) (E)
 - 1.1.5 Continue housing and community development programs to rehabilitate the housing stock and physically improve low and middle income neighborhoods. (City/County Planning and/or Community Development Departments) (E)
 - 1.1.6 Promote coordination between the cities and the County in defining and resolving housing problems. (City Councils, Board of Supervisors) (E)
 - 1.1.7 Investigate and encourage, where appropriate, alternate types of housing (e.g. mobile homes on permanent foundations, prefabricated housing, artists' living quarters in industrial and commercial areas, etc.) particularly where the supply of low and moderate income housing will be improved. (City and County Planning Departments, Private Sector) (E)
- 1.2 The supply of rental housing should be maintained consistent with areawide needs for both rental and sale units. (E)
- 1.2.1 Determine needs through consideration of local general plan findings and policies (which includes Housing Elements), regional housing needs, and short and long-term trends in demographic and socio-economic factors affecting residential uses. (City/ County Planning Departments, Housing Authorities, ABAG) (E)

- 1.2.2 Encourage the construction of new rental units and the conversion of large single family units into multiples where appropriate through local land use regulations. (City/County Planning Departments) (E)
- 1.2.3 Encourage the private sector to construct rental units through financial incentives where needed and when possible. (City/County Planning and Community Development Departments, Redevelopment Agencies, Housing Authorities, Private Sector) (E)
- 1.2.4 Regulate the conversion of rental apartments to condominiums where necessary to maintain a sufficient supply of rental units in an area. (City/County Planning Departments) (E)
- 1.3 Mixed or multiple use developments containing residential uses should be encouraged to locate in urban areas where they would meet local and areawide policies regarding housing needs, environmental quality, conservation of energy resources, and efficient use of public services and facilities. (E)
 - 1.3.1 Develop criteria for the location of mixed and multi-use projects; identify local areas where the mixing of residential with other land uses would be appropriate. (City/County Planning Departments) (E)
 - 1.3.2 Review, and revise where necessary, local land use ordinances to accommodate mixed and multiple use developments. (City/County Planning Departments) (E)
- 1.4 Careful consideration shall be given to providing housing opportunities to population groups with special needs. (E)
 - 1.4.1 Locate new or converted housing for the elderly, the physically or mentally disabled, and former inmates of correctional institutions within urban areas in general in order to accommodate these groups' particular needs for

services and employment and, where appropriate, within existing residential areas. (City/County Planning and Housing and Community Development Departments, Housing Authorities, Private Sector) (E)

- 1.4.2 Permit the conversion of single family residences into group quarters facilities for special population groups except where negative impact in an area would result. (City/County Planning Departments) (E)

Balance Housing Needs and the Environment

OBJECTIVE 2: To promote efficient use of the remaining supply of land, both vacant and redevelopable parcels, that is available and suitable for residential uses. (E)

Principle

2.1 New residential development is to be encouraged to locate on vacant or underutilized sites within existing urban areas (i.e. infill) where such development would result in the efficient use of public services and facilities and would augment housing opportunities in proximity to employment and supporting commercial activities; not have significant, unmitigable adverse effects on the environment including environmental resources; and not be subject to excessive environmental hazards. (E)

Implementation

- 2.1.1 Investigate methods or incentives to encourage the private sector to produce infill housing including the redevelopment of underutilized sites. (City/County Planning and Community Development Departments, Redevelopment Agencies, Housing Authorities) (E)
- 2.1.2 Limit substantial residential development from occurring in rural areas outside of LAFCo spheres of influence or other urban boundary limits. (City/County Planning Departments, LAFCo) (E)
- 2.1.3 Identify areas for infill development. (City and County Planning Departments) (E)

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|---|--|
| <p>2.2 Smaller residential lots and higher overall residential densities should be permitted in selected areas that are planned for low density, single family and that could accommodate more intensive development. (E)</p> | <p>2.2.1 Review, and revise where appropriate, residential land use policies and ordinances, including site development standards. (City/County Planning Departments) (E)</p> |
| | <p>2.2.2 Promote innovative site planning that accommodates more dwelling units per acre than conventional techniques through the site review process. (City/County Planning Departments) (E)</p> |
| <p>2.3 Multiple family, attached single family, and other land efficient residential uses should be permitted in communities throughout the Planning Area. (E)</p> | <p>2.3.1 Review, and revise where appropriate, local land use regulations for flexibility in permitting multiples and other attached dwelling units. (City/County Planning Departments) (E)</p> |
| <p>2.4 Environmental concerns and the fiscal concerns of local service providing agencies should be balanced with the areawide concern for an adequate supply of housing. (E)</p> | <p>2.4.1 Review of development proposals, including Environmental Impact Reports, should include an assessment of the project's impact on local and areawide housing needs and opportunities. (City/County Planning Departments) (E)</p> |

Encourage Housing Preservation and Rehabilitation

OBJECTIVE 3: To conserve and enhance the quality of residential areas. (E)

Principle

- 3.1 The quality of the housing stock and of residential areas should be maintained or improved and not be allowed to deteriorate. (E)

Implementation

- 3.1.1 Institute or continue such programs and improvement measures as physical rehabilitation, improvements in housing management and maintenance,

and the provision of adequate services. (City/County Planning and Housing and Community Development Programs, Public Works Agencies, Private Sector) (E)

3.1.2 Resolve land use and circulation conflicts where present or anticipated. (City/County Planning Departments, Private Sector) (E)

3.1.3 Regulate the conversion of rental apartments to condominiums through guidelines or permit conditions, to ensure the development of housing units of good, enduring quality. (City/County Planning Departments) (E)

3.1.4 Encourage appropriate design measures to discourage vandalism and other criminal activity in residential areas (City/County Planning Departments, Law Enforcement Agencies, Private Sector) (E)

Provide Equal Housing Opportunity

OBJECTIVE 4: To ensure equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color, in accordance with state and federal law. (N)

Principle

4.1 Everyone who finances, sells, or rents properties should do so without regard to race, religion, sex, marital status, ancestry, national origin, or color, in accordance with state and federal law. (N)

Implementation

4.1.1 Continue to support ECHO (Eden Council for Hope and Opportunity) and other organizations which are active in housing discrimination investigation. (County Housing and Community Development Program) (N)

UNINCORPORATED AREA POLICIES

Provide Adequate and Affordable Housing

OBJECTIVE 1: To ensure a supply of good quality housing for persons and households of varying lifestyles, income and age groups, and handicapped persons, who choose to live in the unincorporated communities. (M)

Principle

1.1 A mix of affordable housing should be provided consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to low and moderate income households. Concentrations of subsidized housing should be avoided. (M)

Implementation

- 1.1.1 Participate in state and federal housing programs. (County Housing and Community Development Program, Housing Authority) (E)
- 1.1.2 Evaluate potential impacts of public and private projects on the existing housing supply. Restrict development or require that adequate replacement housing be provided when projects will result in substantial losses of low and moderate cost housing units. (County Planning Department) (E)
- 1.1.3 Provide education on the problems and needs in the area of housing as a means of changing ingrained negative attitudes towards the provision of low and moderate income housing. (County Planning Department, County Housing and Community Development Program) (E)
- 1.1.4 Encourage participation on the neighborhood level towards a solution of housing problems through seminars, community meetings and dialogue with local officials. (County Planning Department, County Housing and Community Development Program) (E)

- 1.1.5 Use all present methods and develop new methods of providing economic assistance to provide housing for all persons residing in the County. (County Housing and Community Development Program, Housing Authority) (E)
- 1.1.6 Federal, state and local legislation and programs to provide housing assistance should be encouraged. (County Planning Department, County Housing and Community Development Program) (M)
- 1.1.7 Research to enable more rapid data collection and analysis in the field of housing should be encouraged. (County Planning Department, County Housing and Community Development Program) (M)
- 1.1.8 A centralized accessible information service for each parcel in the unincorporated area of the County to include planning, zoning information, and physical constraints should be established. (County Planning Department) (M)
- 1.1.9 Legislation to permit use of tested innovative techniques and materials to reduce the cost of housing construction should be encouraged. (State Legislature, County Board of Supervisors) (M)
- 1.1.10 Exclusionary housing actions which put undue pressures on surrounding communities should be prevented. (County Planning Department, County Housing and Community Development Program) (M)

- 1.1.11 Continuing review of housing obstacles, ordinances and regulations as a means of implementing housing goals should be encouraged. (County Planning Department, County Housing and Community Development Program) (M)
- 1.1.12 Specific guidelines should be specified for the provision of low and moderate income housing in all major residential developments. (County Planning Department) (N)
- 1.1.13 Develop a system for keeping track of all low and moderate income units. (County Planning Department, County Housing and Community Development Program, County Housing Authority) (N)
- 1.1.14 Establish an unincorporated area Housing Task Force, representing all sectors of the housing market, to explore affordable housing options. (County Planning Department) (N)
- 1.2 The housing supply should include a mix of rental and sale housing units which is consistent with demand for these types of units. (E)
 - 1.2.1 Utilize subdivision ordinance and/or specific condominium guidelines to regulate the conversion of multifamily rental units to condominiums. Review zoning, site development guidelines and, as required, revise to encourage the conversion of owned housing into rentals as necessary. (County Planning Department) (M)
 - 1.2.2 Develop information on area rental housing availability in assessing demand for rentals. (County Planning Department, County Housing Authority, Private Sector) (E)

- 1.3 Adequate housing opportunities should be ensured for population groups or persons with special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities. (M)
 - 1.3.1 Establish specific policy and guidelines to govern the location of housing for groups with special housing needs. (County Planning Department) (E)
 - 1.3.2 Develop guidelines to provide housing for the elderly and the physically or mentally disabled in new or existing housing. (County Planning Department, County Housing and Community Development Program, ECHO) (N)
- 1.4 An appropriate portion of all housing, and in particular, rental housing, should be designed to meet the needs of families with children. (E)
 - 1.4.1 Develop specific policy and guidelines to govern building design of family oriented rentals. (County Planning Department) (E)
 - 1.4.2 Enforce provisions of the building code; review and revise as required. (County Building Inspection Division) (E)
 - 1.4.3 Define "appropriate portion" through review of Housing Element and other General Plan findings and policies and subsequently developed information. (County Planning Department) (E)
- 1.5 Modular homes and mobile homes built since 1976 and placed on a permanent foundation, subject to applicable building and zoning regulations, shall be permitted on any site that a conventional dwelling is permitted. (N)
 - 1.5.1 Enforce provisions of the County Zoning Ordinance and the County Building Code which, since 1981, permit the placement of modular homes and mobile homes built since 1976 and placed on a permanent foundation to be located on

any site on which a conventional dwelling unit is permitted. (County Planning Department, County Building Inspection Division) (N)

Encourage Housing Preservation and Rehabilitation

OBJECTIVE 2: To ensure a supply of sound housing units in safe and attractive residential neighborhoods. (E)

Principle

2.1 All housing should be adequately maintained and, where required, rehabilitated to protect the health and safety of residents while still maintaining affordability. (M)

Implementation

2.1.1 Enforce applicable provisions of the housing and building codes. (County Building Inspection Division) (M)

2.1.2 Require, as a condition of property transfer, building inspection and necessary repairs to meet health and safety standards. (County Building Inspection Division) (E)

2.1.3 Continue housing rehabilitation programs. (County Housing and Community Development Program) (E)

2.1.4 Benefits of home improvement tax deductions available to owners of rental properties should be expanded to owner-occupants as an incentive to improve properties. (Congress and State Legislature, County Housing and Community Development Program) (M)

2.1.5 Tax relief or other incentives should be provided to banks or groups of banks or other financial institutions for providing loans in high-risk areas. (Congress and State Legislature) (M)

- 2.1.6 Neighborhood and community improvement should be stimulated by providing financial and technical assistance in the form of low interest rates, technical assistance and code enforcement. (County Planning Department, County Housing and Community Development Program, County Building Inspection Division) (M)
- 2.1.7 Research in methods of providing innovative techniques of finance, construction and rehabilitation to lower housing costs and provide flexibility in housing production and rehabilitation should be encouraged. (County Planning Department) (M)
- 2.2 The quality of residential neighborhoods should be maintained and improved. Incompatible residential and non-residential projects should be excluded where they would significantly impair desirable residential qualities. Public facilities in and services to residential areas should be adequately maintained and, where necessary, improved. (E)
 - 2.2.1 Determine environmental impacts of residential and non-residential projects proposed within or adjoining residential areas. (County Planning Department, Cities) (E)
 - 2.2.2 Utilize provisions of site review and planned development review to minimize impacts. Review and revise, as required. (County Planning Department) (E)
 - 2.2.3 Provide adequate funding for maintenance and improvement of public facilities within and services provided to residential areas. (County Planning Department, County Public Works Agency, and Service Agencies)(E)

Balance Housing Needs and the Environment

OBJECTIVE 3: To minimize the social, economic and environmental impacts of new residential development. (E)

Principle

3.1 New residential development should be encouraged to locate on vacant or underutilized sites within the existing urban area, or on land contiguous to existing urban areas and where development would result in more efficient use of existing public services and facilities and improve housing opportunities close to employment centers, shopping areas, and major transportation facilities. (M)

3.2 In terms of site planning and building design, all new residential projects should be compatible with adjoining residential uses. (E)

Implementation

3.1.1 Review and, as appropriate, revise zoning districts and regulations, and site development and planned development district standards and guidelines to favor infill development. (County Planning Department) (E)

3.1.2 Review and, as appropriate, revise service related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required. (Service Agencies, County Administrator) (E)

3.1.3 Review and revise, as appropriate, the Livermore-Amador Valley Planning Unit General Plan to accommodate the projected housing needs arising from valley employment growth and precluded from development within cities due to restrictive growth policies. (N)

3.2.1 Enforce applicable provisions of the zoning ordinance (County Planning Department) (E)

3.2.2 Review development potential under current zoning, and revise zoning, where required, to ensure compatibility with existing uses. (County Planning Department) (E)

- 3.2.3 Utilize site development and planned development district review provisions. Review standards and revise, as required. (County Planning Department) (E)
- 3.3 Residential projects should utilize a variety of housing types, unit clustering, and special construction techniques, where these will preserve natural topographic, landscape and scenic qualities. (E)
 - 3.3.1 Establish specific policies and guidelines for development in areas of significant environmental resources and hazards. (County Planning Department) (E)
 - 3.3.2 Apply planned development district zoning to these areas. Review and, as required, revise development standards. (County Planning Department, County Building Inspection Division) (E)
- 3.4 The utilization of passive and active solar energy collection systems and other energy saving and water conservation measures should be encouraged in residential developments. (N)
 - 3.4.1 Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation. (County Planning Department, County Building Inspection Division) (N)
- 3.5 The levels of public utilities and services provided should accommodate environmental needs but environmental concerns should not be used as a means of excluding housing. (E)
 - 3.5.1 Utilize site development and planned development provisions. (County Planning Department) (N)
- 3.6 Resources, such as sufficient open space, should be balanced with housing and other community needs to provide a healthful community environment. As a means of retaining agricultural uses, prime agricultural land should not be planned for housing. (M)
 - 3.6.1 Utilize plan amendment, EIR, site review and planned development provisions (County Planning Department) (N)

3.7 All residential projects should be sited, designed and landscaped to: ensure privacy and adequate light, air and ventilation to units and residential open space areas; provide adequate and usable private indoor and outdoor spaces; and ensure adequate visual and acoustical buffering and/or separation between residential units and adjoining non-residential units and major transportation facilities. (E)

3.7.1 Enforce applicable provisions of the zoning ordinance; review and revise as necessary. (County Planning Department) (E)

HOUSING PROGRAM

The housing program required by AB 2853 must be "a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element." The legislation explicitly states that where resources and the pressure of competing needs can be shown to make it infeasible to meet the entire identified need, a reduced level of anticipated performance is acceptable.

The discussion of the local share of the regional housing needs outlined the number of housing units that are needed in the unincorporated portion of the County during the five-year period, 1984-89. These 3,903 units are divided as to type, tenure and income, as shown in Tables 30, 31 and 32. It is the intent of the County that the identified housing need be fulfilled to the greatest extent possible. However, since the number and type of units that are constructed are influenced by many factors that are beyond the direct control of the County, it is recognized that despite the best efforts of the County, all of the identified housing need, particularly as regards tenure and income, may not be fulfilled.

Although the pace of housing development nationwide during the 1980-83 period was very slow due to a recession and high mortgage interest rates, an annual average of approximately 1,000 units were approved in the unincorporated portion of Alameda County (This figure does not include units in Dublin which was not incorporated until February, 1982.) If one makes the reasonable assumption that this pace of development will continue or increase during the 1984-89 period, at least 5,000 units can be expected to be approved during this period, exceeding the total identified need of 3,903 units. These figures do not include any possible development of Las Positas.

It is anticipated that most of any low and moderate income units will be dependent upon the availability of state and federal subsidies. While it is difficult to accurately anticipate the future availability of these funds, particularly in light of recent cutbacks, an examination of recent funding levels and programs, primarily as identified in the 1982-85 Housing Assistance Plan (HAP), will enable an estimate of the number of units for which subsidies will be available during the 1984-89 period to be made. Before this is done, it is necessary to describe these programs.

EXISTING PROGRAMS

Housing and Community Development Program

The Housing and Community Development Program (HCD) in the Alameda County Planning Department administers and coordinates the Community Development Block Grant (CDBG) Program for seven cities and the unincorporated area of the County as an Urban County. The seven smaller cities are: Albany, Dublin, Emeryville, Newark, Union City, Livermore and Pleasanton. While this Housing Element focuses on the unincorporated areas, some of the discussion of HCD will include the Urban County.

HCD's housing programs are divided into four major areas:

- Housing Counseling - This program is funded by HCD and administered through ECHO. Services provided include general housing counseling, tenant-landlord advice, discrimination investigation, mediation and litigation, shared housing, etc. ECHO provides additional housing services not funded by HCD.
- Maintenance and Minor Repair of Housing - This program is designed to keep houses that meet minimum standards in good repair. The program, which is administered by ECHO, completes approximately 100 units per year in the Urban County (unincorporated area and seven cities). The program provides repair assistance to the handicapped and senior citizens.
- Housing Rehabilitation - This program is administered directly by the HCD program utilizing CDBG funds, private funding, State funds, etc. The program has included owner occupied units for the last 7 years and renter occupied units starting in 1983. Substandard units occupied by low and moderate income households are eligible for financial and technical assistance to rehabilitate the structures to a standard condition.
- New Housing Construction Assistance - Under this program, HCD assists developers of projects providing units for low and moderate income households by paying for the land and/or off site improvements. This was done for two projects; the Sparks Way Co-op administered by Eden Housing, and a commitment for a land purchase for the Wittenberg Manor expansion. New construction assistance also includes sponsoring the issue of mortgage revenue bonds for single and multi-family housing development.

HCD developed the guidelines and procedures for implementing housing rehabilitation activities in the Urban County. The HCD Program also has responsibility for monitoring assisted housing in the Urban County and conformance with the HAP. Monitoring activity includes the Section 8 Existing Program administered by the Alameda County Housing Authority.

Alameda County, in conjunction with the cities of Alameda, Dublin, Fremont, Livermore, Pleasanton, San Leandro and Union City, issued \$43.9 million in mortgage revenue bonds for new single family construction in 1983. (Note: On October 17, 1984, subsequent to adoption of the Housing Element, \$34.9 million in mortgage revenue bonds for new housing were issued by Alameda County, in conjunction with the cities of Dublin, Fremont, Hayward, Livermore, Newark and Union City.

Currently HCD is funded by the Federal Block Grant Program administered by the Department of Housing and Urban Development (HUD). Two other Federal Housing Programs are Section 202 and Section 8 Rental. Section 202 is a reduced interest loan program for the construction of elderly units. The current subsidized mortgage rates are 9.5% that are generally coupled with Section 8 subsidies. The Section 8 program is currently divided into providing rent subsidies for existing units and coordinating the Moderate

Rehabilitation Program. The Section 8 existing program provides a rent subsidy that goes directly with the qualified person. Section 8 Moderate Rehabilitation funds are tied to the unit for 15 years.

Housing Authority of Alameda County

The unincorporated areas of Alameda County are served by the Housing Authority of Alameda County (Housing Authority). The Housing Authority is responsible for all of the County except the cities of Alameda, Oakland, Berkeley, Pleasanton, and Livermore. The programs administered by the Housing Authority fall within three categories - Section 8, Conventional and After Care.

- Section 8 - Existing and Moderate Rehabilitation programs - This program provides rental subsidies to low income families. The Moderate Rehabilitation program in conjunction with HCD improves substandard units up to standard.
- Conventional - This program provides income subsidies for the very low or no income families. These are 40 year commitments to the Housing Authority as compared to 5 years with Section 8. In conventional rental projects, the Housing Authority serves as landlord - administering and maintaining the projects. Under this program the Housing Authority manages approximately 285 units, all in incorporated areas.
- After Care - This program, funded by the state, is for disabled persons under continual care. The program is similar to Section 8. The project currently includes a total of 68 units.

Eden Council of Hope and Opportunity (ECHO)

The Eden Council of Hope and Opportunity (ECHO) is a publicly supported, non-profit agency aimed at serving the housing needs of low to moderate income residents of southern Alameda County, Albany and Emeryville. Initially, ECHO was established as a fair housing organization. Now, however, it offers a comprehensive range of housing services. The programs include:

- Housing Counseling Services - General housing counseling including discrimination investigation, fair housing education and training, tenant/landlord counseling, homeseeking service for families and renters and mortgage assistance.
- Housing Rehabilitation Services - Provides minor home repairs for senior citizens and disabled persons.
- Shared Housing - Referral and placement system for those seeking housing and those offering housing.
- Reverse Annuity Mortgage - Program for qualified senior homeowners to convert the equity in their home into regular monthly income.

- Mortgage Payment Assistance - A one time rental or mortgage payment. This is aimed at homeowners delinquent in mortgage payments.

ECHO's funding is from a variety of sources including the County of Alameda, the City of Hayward, the City of Fremont, the U.S. Department of Housing and Urban Development (HUD), the Alameda County Department of Aging and the San Francisco Foundation.

Alameda County Department of Aging

The Alameda County Area Agency on Aging (AAA), or Department of Aging, develops new programs and coordinates Older American Act programs for the County's residents 60 years of age and older. Among the programs of the Department of Aging are information and referral of housing programs for the elderly. They maintain a directory of housing for seniors.

The Department of Aging's funding program includes the Shared Housing and Minor Home Repair Programs of ECHO.

Eden Housing, Inc.

Eden Housing, Inc., is a non-profit housing development corporation developing housing projects for low income persons. Their jurisdiction is Southern Alameda County. Eden Housing has two projects in the unincorporated area:

- Grove Way Apartments, Castro Valley - 8 two bedroom units for families. It is fully occupied with Section 8 moderate rehabilitation residents.
- Sparks Way Co-op, Fairview - Currently under construction. This will include 45 limited equity cooperative units for families.

U.S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) housing assistance programs that currently exist are Community Development Block Grant, administered by Alameda County HCD; Section 8, administered by the Housing Authority or directly from HUD (in the past); and Section 202-Elderly, directly from HUD.

Those developments in which assistance was obtained directly from HUD include rental units for families only, those for the elderly and handicapped only, and those for both kinds of groups ("mixed housing"). Table 46 presents the federal assisted housing projects in the unincorporated area. HUD also provides mortgage insurance, which is required for all subsidized programs.

At this point, the future of the remaining federal housing assistance programs is unknown.

Table 46

FEDERALLY ASSISTED HOUSING IN THE UNINCORPORATED AREA

<u>Project</u>	<u>Type</u>	<u>Units</u>	<u>Completion Date</u>
Sunset Village Cherryland/Ashland/ Hillcrest Knolls (43 Units total)	Family	9	6/17/81
Wittenberg Manor San Lorenzo	Elderly/Handicapped	95	12/78
Eden House Apartments Cherryland/Ashland/ Hillcrest Knolls	Family	116	5/13/78
Ashland Village Apartments Cherryland/Ashland/ Hillcrest Knolls	Mixed	142	Under Construction

Source: San Francisco Bay Area Directory of Assisted Housing, ABAG, 1982;
plus updated information from HUD, November, 1983.

EVALUATION OF 1980 HOUSING ELEMENT RECOMMENDED STUDIES

The following is an evaluation of the Schedule of Recommended Studies in the July 21, 1981 Appendix to the 1980 Housing Element:

- Recommended Study: Study requirements and incentives to developers to include housing that meets diverse housing needs.

Status: The Planning Department has started studies of various alternatives for including density bonuses in developments where the developer agrees to make some of the units affordable to low and moderate income households. The Planning Department currently considers density bonuses upon request of developers. A density bonus of 25% was granted in the 45 unit Sparks Way Cooperative project. In the approval of the 1,800 unit Northbluff project 25% of the units were required to be for low and moderate income households; and in the currently proposed 18,000 unit Las Positas project, 14% are to be for low and moderate income households.

- Recommended Study: Explore ways of combining and developing the long lots that exist in many parts of the unincorporated area.

Status: This was addressed in the Unincorporated Eden Area (Portion) Plan, adopted November 3, 1983. This is a consideration in each applicable rezoning and subdivision review.

- Recommended Study: Consider combining residential, office and retail uses on the same building site in appropriate areas.

Status: Mixed uses have been included in PD development on West A Street, in the Bayfair Specific Plan and in the Castro Valley Central Business District Specific Plan.

- Recommended Study: Develop a system of comparing building data with the housing needs identified in the Housing Element.

Status: This was initiated in the 1984 update of the Housing Element.

- Recommended Study: Examine the impact of new jobs on the housing market: local responsibility.

Status: An analysis of the impact of jobs on the housing market was included in the background reports prepared for the Las Positas General Plan Amendment. Every EIR for a major development reviews the impact of new jobs on the housing market.

- Recommended Study: Consider design requirements for shopping centers to accommodate professional offices and community facilities.

Status: Proposals for commercial developments with community facilities are reviewed during the site review process.

- Recommended Study: Consider requiring landlords to provide vacancy information as a condition of obtaining a business license.

Status: The County does not have a business licensing system. This recommended study should be revised, as follows, and included in the current program. Review the possibility of developing a system of obtaining residential vacancy data.

FIVE YEAR PROGRAM (1984-89)

Since the Housing Assistance Plan (HAP) is prepared for the entire Urban County for a three year period, it is necessary to estimate the portion that applies to only the unincorporated area of the County. From this an estimate for the five-year 1984-89 period can be made.

Currently 439 households are receiving Section 8 rental subsidies in the unincorporated area. Based on the HAP, approximately 340 additional Section 8 rental subsidies will be made available over the 1984-89 period. These are divided approximately as follows: 91 elderly, 221 small family, and 28 large family. However, based on the actual 1983 allocation of only 10 units in all categories, subsidies for only 50 additional units would be available.

The unincorporated area should expect to get Section 202 construction financing for a 50 to 150 unit expansion of Wittenberg Manor during the 1984-89 period. Elderly units are expected to comprise 95% of these while 5% will be for the handicapped.

The 142 unit Ashland Village Apartments project was completed and occupied in the beginning of 1984. The land for this project, a surplus school site, was purchased with CDBG funds. Section 8 New Construction funds, in addition to Section 8 rental subsidies, were used to make the project feasible. It is not expected that any additional Section 8 New Construction funds will become available in the foreseeable future.

Also completed and occupied in mid-1984 is the 45 unit Sparks Way limited equity cooperative project. Primary financing for this project is from the State Department of Housing and Community Development's Rental Housing Construction Program.

Section 8 Moderate Rehabilitation funding for approximately 9 units in the unincorporated area are expected during the current year. Future funding levels for this program are very uncertain at the present time.

Through leveraging of Community Development Block Grant funds, HCD has available approximately \$450,000 per year for housing rehabilitation in the unincorporated area of the County for lower income households. This is divided approximately into \$300,000 for owner-occupied and \$150,000 for rental housing. Thus approximately 30 of the former and up to 45 units of the latter can be rehabilitated annually. This level of activity is expected to continue resulting in 150 owner-occupied and 225 rental units being rehabilitated during the 1984-89 period.

Approximately \$20,000 from Block Grant funds is available annually for minor home repairs for approximately 80 units in the unincorporated area. This funding level is expected to continue, enabling 400 units to benefit during the 1984-89 period.

The issuance by the County in 1983 of mortgage revenue bonds for first time home buyers provided financing for approximately 17 moderate income homes in the unincorporated area of the County in addition to approximately 350 in incorporated areas. The County is currently considering developing another mortgage revenue bond issue for 1984 to enable more moderate income households to purchase homes.

There are a number of additional measures that the County intends to use during the 1984-89 period and beyond to encourage housing development with particular emphasis on making housing more affordable. One of these measures is to continue to encourage the use of Planned Developments in lieu of conventional subdivisions in order to encourage higher densities and thus reduce the cost per unit. In major residential developments, guidelines will be specified for the provision of low and moderate income housing. As required by State law, the County will continue to provide density bonuses for projects of 5 or more units where a developer agrees to provide 25% or more of the dwelling units for low or moderate income households or 10% or more of the dwelling units for lower income households.

Since September, 1981, mobile homes built since 1976 and placed on a permanent foundation have been permitted in all unincorporated areas of the County that a conventional home can be built. It is expected that an increase in the number of such mobile homes will occur during the 1984-89 period. Factory-built housing is also permitted as long as it meets the County Building Code.

Effective November, 1983, secondary housing units are permitted on residential parcels that are zoned for one dwelling unit and already have one existing unit on the parcel. Attached as well as detached units are permitted subject to certain conditions. It is expected that this will enable a significant number of additional relatively low cost units to be built during the 1984-89 period.

Since March, 1983, the County has had a Permit Center where at one centralized place the public can obtain all of the information as to what is required of them from the various County departments before they can develop their property. The Permit Center provides a centralized billing service and helps to expedite building projects, thereby saving the applicant time which often means cost savings as well.

The County intends to continue to promote equal housing opportunities for all persons primarily by continuing to support housing discrimination investigations.

Table 47 and 47a present a Five Year Implementation Program by Objective and Implementation Measure (Pages 105-112), including schedule, implementing agency and objective.

Table 47

FIVE YEAR IMPLEMENTATION PROGRAM (1984-89)

<u>OBJECTIVE</u>	<u>IMPLEMENTATION NO.</u>	<u>CONTINUATION OF PROGRAMS</u>	<u>EXPANDED AND NEW PROGRAMS</u>	<u>IMPLEMENTATION SCHEDULE</u>	<u>LEAD IMPLEMENTING AGENCY</u>	<u>(See Table 47A for details) OBJECTIVE 1984-89</u>
I. Ensure good quality housing for all persons						
1.1 Provide a mix of affordable housing for all income groups	1.1.1	Participate in State & Federal Housing Programs		Ongoing Program	County HCD,* Housing Authority	Sect. 8 Rental Subsidies: 779 Sect. 8 Construction: 142 State HCD Rental Construction: 45 Mortgage Revenue Bonds: 20-100
	1.1.2	Evaluate potential impacts of projects on low and moderate housing supply		Ongoing Program (CEQA)	Planning Department	
	1.1.3	Provide education on housing problems		Ongoing Program	County HCD	
	1.1.4	Encourage neighborhood participation in the solution of housing problems		Ongoing Program	County HCD	
	1.1.5	Use all present methods and develop new methods of providing economic assistance		Ongoing Program	County HCD, Housing Authority	
	1.1.6	Encourage legislation and programs to provide housing assistance		Ongoing Program	Planning Department, County HCD	

*Housing and Community Development Program, Alameda County Planning Department

Table 47

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	1.1.7	Encourage housing data collection and analysis		Ongoing Program	Planning Department, County HCD	
	1.1.8	Establish a centralized information system for each parcel		1988-89	Planning Department	
	1.1.9	Encourage legislation permitting innovative techniques and materials		Ongoing Program	State Legislature, County Board of Supervisors	
	1.1.10	Prevent exclusionary housing actions		Ongoing Program	Planning Department, County HCD	
	1.1.11	Review housing obstacles, ordinances and regulations		Ongoing Program	Planning Department, County HCD	
	1.1.12		Develop specific guidelines for the provision of low and moderate income housing	1984-85	Planning Department	
	1.1.13		Develop a system for keeping track of all low and moderate income units	1985-86	Planning Department, County HCD, Housing Authority	

Table 47

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	1.1.14		Establish Unincorporated Area Task Force	1984-85	Planning Department	
1.2 Housing supply should include a mix of rental and sale housing	1.2.1	Regulate conversion of multifamily units to condominiums. Encourage conversion of owned housing into rental		Ongoing Program	Planning Department	
	1.2.2		Develop information on rental housing availability	1985-86	Planning Department, Housing Authority	
1.3 Provide adequate housing opportunities for those with special housing needs	1.3.1		Establish specific policies and guidelines to govern the location of housing for groups with special housing needs	1985-86	Planning Department	Section 202: 150
	1.3.2		Develop guidelines to provide housing for the elderly and the physically or mentally disabled	1985-86	Planning Department, County HCD	
1.4 Provide an appropriate portion of housing for families with children	1.4.1		Develop guidelines for family oriented housing	1985-86	Planning Department	

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	1.1.8	Establish a centralized information system for each parcel		1988-89	Planning Department	
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	1.4.2	Enforce provisions of the Building Code		Ongoing Program	Building Inspection Division	
	1.4.3		Define "appropriate portion"	1984-85	Planning Department	
1.5 Permit modular and mobile homes	1.5.1	Continue to permit modular and mobile homes in accordance with County Zoning Ordinance and Building Code		Ongoing Program	Planning Department, Building Inspection Division	
II. Ensure a supply of sound housing units						
2.1 Maintain and, where required, rehabilitate while still maintaining affordability	2.1.1	Enforce housing and building code		Ongoing Program	Building Inspection Division	
	2.1.2		Require, as a condition of property transfer, building inspection and necessary repairs	1986-87	Building Inspection Division, Planning Department	
	2.1.3	Continue housing rehabilitation program		Ongoing Program	County HCD	CDBG Housing Rehab.: 375 CDBG Minor Home Repair: 400
	2.1.4		Provide tax reductions for home improvement to owner occupants	1987-88	Congress and State Legislature, County HCD	Sect. 8 Moderate Rehab.:9

Table 47

<u>OBJECTIVE</u>	<u>IMPLEMENTATION NO.</u>	<u>CONTINUATION OF PROGRAMS</u>	<u>EXPANDED AND NEW PROGRAMS</u>	<u>IMPLEMENTATION SCHEDULE</u>	<u>LEAD IMPLEMENTING AGENCY</u>	<u>(See Table 47A for details) OBJECTIVE 1984-89</u>
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2.2 Exclude incompatible uses from residential areas. Maintain and improve quality of neighborhood	2.1.5		Provide incentives to financial institutions for providing loans in high-risk areas	1987-88	Congress and State Legislature
	2.1.6		Provide financial and technical assistance for neighborhood improve- ment	Ongoing Program	County HCD
	2.1.7		Develop innovative methods to lower housing costs	1988-89	Planning Department
	2.2.1		Determine environ- mental impacts of projects on residential areas	Ongoing Program	Planning Department
	2.2.2		Minimize impacts through site review and planned development process	Ongoing Program	Planning Department
	2.2.3		Provide adequate main- tenance and improve- ment of public facilities and services in residential areas	Ongoing Program	Public Works Agency

(See Table 47A for details)
OBJECTIVE 1984-89

Table 47

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III. Minimize social economic and environmental impacts of new residential development						
3.1 Encourage residential infill development	3.1.1		Review standards, guidelines and methods to encourage infill development	1987-88	Planning Department	
	3.1.2		Review service related development fees in infill areas	1986-87	Service Agencies, County Administrator	
3.3 Utilize a variety of housing types to preserve natural features	3.3.1	Establish specific development guidelines for areas of significant environmental resources and hazards		Ongoing Program	Planning Department	
	3.3.2	Use planned development district zoning in these areas		Ongoing Program	Planning Department	
3.4 Encourage the use of solar and other energy and water conservation measures in residential areas	3.4.1	Enforce state requirements		Ongoing Program	Planning Department,	

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3.5 Environmental concerns should not be used as a means of excluding housing.	3.5.1	Utilitize size development and planned development provisions		Ongoing Program	Planning Department	
3.6 Balance the need for open space, housing and other community needs. Preserve prime agricultural land.	3.6.1	Utilize plan amendment, EIR, site review and Planned Development provisions		Ongoing Program	Planning Department	
3.7 Ensure proper siting, design and landscaping for all residential projects.	3.7.1	Enforce applicable provisions of the zoning ordinance		Ongoing Program	Planning Department	

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3.5 Environmental concerns should not be used as a means of excluding housing.	3.5.1	Utilitize size development and planned development provisions		Ongoing Program	Planning Department	
3.6 Balance the need for open space, housing and other community needs. Preserve prime agricultural land.	3.6.1	Utilize plan amendment, EIR, site review and Planned Development provisions		Ongoing Program	Planning Department	
3.7 Ensure proper siting, design and landscaping for all residential projects.	3.7.1	Enforce applicable provisions of the zoning ordinance		Ongoing Program	Planning Department	

Table 47a

QUANTIFIED OBJECTIVES FOR 1984-89 HOUSING PROGRAM

Principle 1.1 Provide a mix of affordable housing. Maintain and improve the supply of housing available to low and moderate income households.

A. Provide Section 8 rental subsidies

Objective: 779 (439 currently, 340 additional identified in the Housing Assistance Plan)

B. Provide Section 8 New Construction funds

Objective: 142 (Ashland Village Apartments, to be completed 1984)
(CDBG funds used for land purchase; Section 8 rental subsidies used)

C. Use State HCD Rental Housing Construction Program funds

Objective: 45 (Sparks Way Limited Equity Cooperative; completed 1984)

D. Continue Mortgage Revenue Bond Program

Objective: 20-100 (Based on State Approval of Bond Issues)

Principle 1.3 Provide for special housing needs.

A. Use Section 202 construction financing

Objective: 150 (expansion of Wittenberg Manor; 95% elderly, 5% handicapped)

Principle 2.1 Maintain housing and rehabilitate where necessary.

A. Use CDBG funds to provide for housing rehabilitation for lower income households.

Objective: 150 owner-occupied; 225 renter-occupied

B. Use CDBG funds for minor home repairs.

Objective: 400

C. Use Section 8 Moderate Rehabilitation funds

Objective: (9 during 1984; future availability of funds is very uncertain)

APPENDIX A

Inventory of Land with Development Potential

This inventory of land with development potential includes parcels with a minimum size of one acre and designated in the County General Plan for urban development. It includes both vacant parcels and those that currently have some development. The inclusion of a parcel in no way implies that it is for sale or that the owner has made any plans for development. For areas that have development proposals that have either been recently approved or are pending approval, the proposed number of units is indicated.

Table 48 includes land within the Castro Valley urban area boundary (as shown in the Castro Valley Plan adopted August 8, 1978).

Land in the Fairview area is included in Table 49. Sites in this area are subject to the provisions of the Fairview Area Specific Plan, adopted December 23, 1980. The Plan provides that in any subdivision, lot sizes may be reduced to not less than 5,000 square feet provided that the total number of lots does not exceed the number obtained by dividing the area of the entire subdivided parcel by the minimum building site area required by the applicable zoning district. The topography of a particular parcel is a major factor in determining the number and type of units permitted.

The nursery sites in the Cherryland/Ashland/Hillcrest Knolls are included in Table 50.

The zoning categories shown are described in the text. For those properties that are located in the R-1-L-B-E or R-1-B-E zoning districts, the minimum building site area in square feet or acres, as indicated, is shown.

Table 48

INVENTORY OF LAND WITH DEVELOPMENT POTENTIAL: CASTRO VALLEY

(Minimum Parcel Size One Acre)

<u>Location</u>	<u>Total Acres¹</u>	<u>Zoning</u>	<u>Proposed Pending or Approved Units</u>	<u>Estimated Maximum Additional Units Permitted</u>
Miramonte Ave.	1.3	R-S-D-20		28
Page St.	1.2	R-S-D-20		26
Carlton Ave.	11.3	PD	27	
166th Ave.	4.0	R-1		28
Stanton Hill Rd.	13.0	PD	61	
Castro Valley Blvd.	4.3	CVCBD Specific Plan Group E	74	
Sydney Way	5.3	PD	60	
Huntington Cr.	2.1	PD	27	
John Dr.	9.0	R-1		62
Barlow Dr.	16.0	R-1		112
Proctor Rd.	67.0	R-1-B-E (10,000)		94 additional units per Proctor Road Area Study, January, 1983
	13.9	R-1		96
Stanton Ave.	5.2	R-1-B-E (6,500)		28
Talbert Ln.	4.0	R-1		28
Lake Chabot Rd.	3.4	R-1	7	
Center St.	14.0	R-1	28 units; 5 under construc- tion	
Columbia Rd.	527.0	PD	530 SF Units; approximately 100 are constructed	430
Gull Canyon Rd.	11.0	R-1-L-B-E (20,000)		42
	2.4	R-1-B-E (20,000)		4
	6.0	R-1-B-E (10,000)		21
Redwood Rd.	2.3	R-1		16
	7.6	CVCBD Specific Plan Group A-C-D-E		150
Pergola Dr.	2.4	PD (allowing R-1-B-10)		7

¹ Includes all parcels on street, one acre or greater, with development potential, by zoning designation.

Table 48 (cont'd.)

<u>Location</u>	<u>Total Acres¹</u>	<u>Zoning</u>	<u>Proposed Pending or Approved Units</u>	<u>Estimated Maximum Additional Units Permitted</u>
E. Castro Valley Blvd	6.4	PD (R-S-D-35 uses)		74
	2.0	PD	23	
	6.8	PD (allowing 7,500)		31
	1.0	PD (allowing R-1-B-10)		3
	1.7	PD (allowing 5,000)		11
Crow Canyon Rd.	1.1	R-1-B-E (10,000)		25
	9.0	R-1-B-E (10,000)		5
	14.2	PD (allowing R-1-L-B-E 40,000) Subject to provision of public water and sewer		14
	3.0	R-1-L-B-E (5 acres)		2
	6.8	R-1		47
Jensen Rd.	1.7	PD (allowing 7,500)		8
	923.5	PD	1916 total units; approximately 250 units built or under construction; 60% to be completed by 1989	1,666
	75.9	PD (R-1-L-B-E 40,000) Subject to provision of public water and sewer		74
	3.8	R-1-L-B-E (5 acres)		3
View Point Rd.	5.3	PD (R-1-L-B-E 40,000) Subject to provision of public water and sewer		5

¹Includes all parcel on street, one acre or greater, with development potential, by zoning designation.

Table 49

INVENTORY OF LAND WITH DEVELOPMENT POTENTIAL: FAIRVIEW

(Minimum Parcel Size One Acre)

Note: All sites subject to provisions of Fairview Area Specific Plan (See text)

<u>Location</u>	<u>Total Acres¹</u>	<u>Zoning</u>	<u>Proposed Pending or Approved Units</u>	<u>Estimated Maximum Additional Units Permitted</u>
Bay View Ave.	9.5	R-1		65
Woodroe Ave.	8.6	R-1		57
Kelly St.	6.9	R-1		43
	9.1	A		14
Hollow Ln.	1.3	R-1		9
Valley View Dr.	2.1	R-1-B-E (1 acre)		1
Henry Ln.	20.5	R-1/A		142
D St.	34.2	R-1-B-E (10,000)	56	32
	5.6	PD	42	
	3.0	R-1		20
	24.3	R-1-B-E (1 acre)	20	
Pickford Way	4.0	R-1		28
Maud Ave.	8.2	R-1-B-E (10,000)		22
	5.3	R-1		36
Mansfield Ave.	3.4	R-1		22
Vermont St.	4.6	R-S-D-25	69	
E St.	4.9	R-1-B-E (6,000)	4	17
	1.3	PD	33	
East Ave.	19.4	R-1-B-E (6,000)	20	57
	21.9	R-1-B-E (10,000)		76
Hidden Ln.	7.7	PD	33	
	6.2	R-1-B-E (10,000)		21
Randall Way	8.8	R-1-B-E (10,000)	3	26
Hansen Rd.	3.7	R-1-B-E (10,000)		12
Fairview Ave.	2.0	R-1-B-D (6,000)		10
	24.4	R-1-B-E (6,000)		82

¹Includes all parcels on street, one acre or greater, with development potential, by zoning designation.

Table 49 (Cont'd.)

<u>Location</u>	<u>Total Acres¹</u>	<u>Zoning</u>	<u>Proposed Pending or Approved Units</u>	<u>Estimated Maximum Additional Units Permitted</u>
Fairview Ave.	18.8	R-1-B-E (20,000)		34
	62.1	R-1-L-B-E (5 acres)		17
Madeiras Ave.	4.1	R-1-B-E (10,000)		14
Jelincic Dr.	12.3	R-1-B-E (10,000)		42
Second St.	28.1	R-1-B-E (6,000)	2	116
Windfeldt	3.1	R-1-B-E (10,000)	15	
Bland St.	1.9	R-1-B-E (6,000)		13
Clover Rd.	10.1	R-1-B-E (5 acres) (1 DU permitted)		4
China Ct.	2.2	R-1-L-B-E (5 acres) (1 DU permitted)		1
Amyx Ct.	5.6	R-1-L-B-E (5 acres) (1 DU permitted)		3
Oakes Dr.	4.3	R-1-L-B-E (5 acres) (1 DU permitted)		1
Arbutus Ct.	26.9	R-1-L-B-E (5 acres) (1 DU permitted)		7
Picea Ct.	3.8	R-1-L-B-E (5 acres) (1 DU permitted)		2
Quercus Ct.	3.7	R-1-L-B-E (5 acres) (1 DU permitted)		2

Table 50

INVENTORY OF LAND WITH DEVELOPMENT POTENTIAL: CHERRYLAND/ASHLAND/HILLCREST KNOLLS
(Minimum Parcel Size One Acre)

<u>Location</u>	<u>Total Acres¹</u>	<u>Zoning</u>	<u>Proposed Pending or Approved Units</u>	<u>Estimated Maximum Additional Units Permitted</u>
163rd Ave.	4.0	R-S-D-15		116
Kent Ave.	2.0	R-S-D-35		24
Ashland Ave.	19.7	R-1		137

¹ Includes all parcels on street, one acre or greater, with development potential, by zoning designation.

APPENDIX B

Changes in Policies from General Plan and Housing Element

The objectives and principles are based on the policies in the 1980 Housing Element, the 1981 General Plan for the Central Metropolitan, Eden and Washington Planning Units and the 1977 Livermore-Amador Valley Planning Unit General Plan.

This plan shows the changes (underlining for additions or ~~deletions~~) for all new (N) and modified (M) policies. The existing (E) policies are not included. For all modified policies from the General Plan the corresponding number (M 1.2) is designated. All modified policies from the 1980 Housing Element are designated as HE. The policy number is indicated as #1 and the page number is indicated as S-V-1, etc. Many of the 1980 Housing Element principles have become implementations in this updated Housing Element.

COUNTYWIDE POLICIES

OBJECTIVE 1: To ensure that sufficient housing opportunities are available throughout ~~the Alameda County~~ the Alameda County for households of varying socio-economic characteristics. (M 1)

Implementation

- 1.1.1 ~~Investigate~~ Continue the use of tax-exempt municipal bonds and other financial techniques as methods to reduce the cost of rental and sale housing for low-moderate income households and to increase the supply of moderate cost units. (Local Community Development Departments, Housing Authorities, Redevelopment Agencies, Private Sector) (M 1.1.1)

OBJECTIVE 4: To ensure equal housing opportunity for all persons regardless of race, ethnicity, religion, sex, source of income, disabilities, marital status, age, family composition or sexual preference. (N)

Principle

- 4.1 To ensure equal housing opportunity for all persons regardless of race, religion, sex, marital status, ncestry, national origin, or color, in accordance with state and federal law. (N)

Implementation

- 4.1.1 Everyone who finances, sells, or rents properties should do so without regard to race, religion, sex, marital status, ancestry, national origin, or color, in accordance with state and federal law. (N)

UNINCORPORATED AREA POLICIES

OBJECTIVE 1: To ensure a supply of good quality housing adequate to meet the need of for persons and households choosing or needing of varying lifestyles, income and age groups, and handicapped persons who choose to live in the unincorporated communities. (M 1)

Principle

- 1.1 A mix of affordable housing should be provided consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to low and moderate income households. Concentrations of subsidized housing should be avoided. (M 1.1)

Implementation

- 1.1.6 ~~Encourage~~ Federal, state and local legislation and programs to provide housing assistance should be encouraged. (County Planning Department, County Housing and Community Program) (M, HE #2 pg. S-V-5)
- 1.1.7 ~~Provide~~ Research to enable more rapid data collection and analysis in the field of housing should be encouraged. (County Planning Department, County Housing and Community Development Program) (M, HE #6, pg. S-V-5)
- 1.1.9 ~~Encourage~~ Legislation to permit use of tested innovative techniques and materials to reduce the cost of housing construction should be encouraged. (State Legislature, County Board of Supervisors) (M, HE #20, pg. S-V-5)
- 1.1.10 ~~Prevent~~ Exclusionary housing actions which put undue pressures on surrounding communities should be prevented. (County Planning Department, County Housing and Community Development Program) (M, HE #20, pg. S-V-6)
- 1.1.11 ~~Encourage~~ Continuing review of housing obstacles, ordinances and regulations as a means of implementing housing goals should be encouraged. (County Planning Department, County Housing and Community Development Program) (M, HE #25, pg. S-V-6)
- 1.1.12 Specific guidelines should be specified for the provision of low and moderate income housing in all major residential development. (County Planning Department) (N)
- 1.1.13 Develop a system for keeping track of all low and moderate income units. (County Planning Department, County Housing and Community Development Program, County Housing Authority) (N)

1.1.14 Establish an unincorporated area Housing Task Force, representing all sectors of the housing market, to explore affordable housing options. (County Planning Department) (N)

1.2.1 Utilize subdivision ordinance and/or specific condominium guidelines to regulate the conversion of multi-family rental units to condominiums. Review zoning, site development guidelines and, as required, revise to encourage the conversion of owned housing into rentals as necessary. (County Planning Department) (M 1.2.1)

Principle

1.3 Adequate housing opportunities should be ensured for population groups or persons with special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities. ~~Concentrations of subdivided housing should be applied~~ (M 1.3)

Implementation

1.3.2 Develop guidelines to provide housing for the elderly and the physically or mentally disabled in new or existing housing. (County Planning Department, County Housing and Community Development Program, ECHO) (N)

Principle

1.5 Modular homes and mobile homes built since 1976 and placed on a permanent foundation, subject to applicable building and zoning regulations, shall be permitted on any site that a conventional dwelling is permitted.(N)

Implementation

1.5.1 Enforce provisions of the County Zoning Ordinance and the County Building Code which, since 1981, permit the placement of modular homes and mobile homes built since 1976 and placed on a permanent foundation to be located on any site on which a conventional dwelling unit is permitted. (County Planning Department, County Building Inspection Division) (N)

Principle

2.1 All housing should be adequately maintained and, where required, rehabilitated to protect the health and safety of residents / ~~rehabilitated~~ while still maintaining affordability. (M 2.1)

Implementation

- 2.1.1 Enforce applicable provisions of the housing and building codes. (County ~~Planning~~//~~Department~~ Building Inspection Division) (M 2.1.1)
- 2.1.4 ~~Expand~~ Benefits of home improvement tax deductions available to owners of rental properties should be expanded to owner-occupants as an incentive to improve properties. (Congress and State Legislature, County Housing and Community Development Program) (M, HE #15, pg. S-V-5)
- 2.1.5 ~~Provide~~ Tax relief or other incentives should be provided to banks or groups of banks or other financial institutions for providing loans in high-risk areas. (Congress and State Legislature) (M, HE #15, pg. S-V-5)
- 2.1.6 ~~Stimulate~~ Neighborhood and community improvement should be stimulated by providing financial and technical assistance in the form of low interest rates, technical assistance and code enforcement. (County Planning Department, County Housing and Community Development Program, County Building Inspection Division) (M, HE #17, pg. S-V-5)
- 2.1.7 ~~Stimulate~~ Research in methods of providing innovative techniques of finance, construction and rehabilitation to lower housing costs and provide flexibility in housing production and rehabilitation should be encouraged. (County Planning Department) (M, HE #10, pg. S-V-5)
- 3.1 New residential development should be encouraged to locate on vacant or underutilized sites within the existing urban areas, or on land contiguous to existing urban areas, and where development would result in more efficient use of existing public services and facilities and improve housing opportunities close to employment centers, shopping areas, and major transportation facilities. (M)

Implementation

- 3.1.3 Review and revise, as appropriate, the Livermore-Amador Valley Planning Unit General Plan to accommodate the projected housing needs arising from Valley employment growth and preclude from development within cities due to restrictive growth policies. (N)

Principle

- 3.4 The utilization of passive and active solar energy collection systems and other energy saving and water conservation measures should be encouraged in residential developments. (N)

Implementation

- 3.4.1 Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation. (County Planning Department, County Building Inspection Division) (N)
- 3.5.1 Utilize site development and planned development provisions. (County Planning Department) (N)

Principle

- 3.6 ~~Balance~~ Resources, such as sufficient open space, should be balanced with housing and other community needs to provide a healthful community environment. As a means of retaining agricultural uses, prime agricultural should not be planned for housing. (M, HE #1, pg. S-V-4 and #23, pg. S-V-6)

Implementation

- 3.6.1 Utilize plan amendment, EIR, site review and planned development provisions. (County Planning Department) (N)

APPENDIX C

THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
Hayward, California

RESOLUTION NO. 84-10
AT MEETING HELD APRIL 2, 1984

INTRODUCED BY COMMISSIONER BERNHARDT
SECONDED BY COMMISSIONER DOUGLAS

WHEREAS pursuant to the provisions of the Planning Law (Title 7 of the Government Code) it is the function and duty of the County Planning Agency to approve a comprehensive long-term general plan for the physical development of the County, such plan to be known as the General Plan; and

WHEREAS, said Planning Law provides that the Commission may approve and recommend adoption by the Board of Supervisors of amendments to all or part of the General Plan when the Commission deems it necessary because of changed conditions or further studies; and

WHEREAS said Planning Law provides that a General Plan shall include a Housing Element; and

WHEREAS said Element was adopted by the Board of Supervisors in February, 1980, and approved by the State in December, 1981; and

WHEREAS State Law requires revisions to said Element by July 1, 1984; and

WHEREAS the Commission did announce its intent to consider the adoption of the HOUSING ELEMENT; and

WHEREAS duly noticed public hearings were held to consider the HOUSING ELEMENT on February 2, March 5 and March 19, 1984; and

WHEREAS in accordance with the California Environmental Quality Act and State and County EIR guidelines an Initial Study was conducted, after due notice was determined that there were no significant impacts and a Negative Declaration was prepared and approved concurrent with this action;
NOW THEREFORE

BE IT RESOLVED that this Commission does hereby approve the Draft HOUSING ELEMENT with recommended changes in the April 2, 1984 staff report, and does recommend public hearing and adoption by the Board of Supervisors of the HOUSING ELEMENT.

ADOPTED BY THE FOLLOWING VOTE:

AYES: Commissioners Bernhardt, Douglas, Pappas, Tully

NOES: Commissioners Leonard and Sutherland

ABSENT: None

EXCUSED: Commissioner Spiliotopoulos

WILLIAM H. FRALEY - PLANNING DIRECTOR AND SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor _____ Cooper _____, Seconded by Supervisor _____ Excell _____,
and approved by the following vote,
Ayes: Supervisors _____ Bort, Cooper, Excell, Santana and Chairman George - 5*
Noes: Supervisors _____ None _____
Excused or Absent: Supervisors _____ None _____ *See final paragraph of resolution

THE FOLLOWING RESOLUTION WAS ADOPTED: August 2, 1984

NUMBER R-84-0686

ADOPT HOUSING ELEMENT OF THE ALAMEDA COUNTY GENERAL PLAN

WHEREAS, this Board of Supervisors did receive Resolution No. 84-10 from the Planning Commission of Alameda County recommending adoption of the Housing Element of the Alameda County General Plan; and

WHEREAS, pursuant to the provisions of the Planning Law (Title 7 of the Government Code of the State of California), this Board did hold a public hearing to consider said amendments to the Housing Element on May 10, 1984, June 7, 1984, and August 2, 1984; and

WHEREAS, this Board did consider the Negative Declaration dated April 2, 1984, in connection therewith as well as related documents in said Housing Element;

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby:

1. Incorporate into said Housing Element, comments of the Bay Area Council as stated in its letter of July 18, 1984;
2. Change language in Objective 4, page 107 of said Housing Element, to read "Provide that there should be enforcement of State laws with regard to housing discrimination."
3. Include in said Housing Element, technical clarifications by the County Planning staff;

and

BE IT FURTHER RESOLVED that this Board of Supervisors does hereby adopt said amendment to the Housing Element of the Alameda County General Plan; and

BE IT FURTHER RESOLVED that this Board does hereby approve the Negative Declaration in connection therewith; and

BE IT FURTHER RESOLVED that it is noted that the vote on the incorporation of the comments of the Bay Area Council into said Housing Element (determination No. 1 above), was as follows:

AYES: Supervisors Cooper, Excell and Santana - 3.
NOES: Supervisor Bort and Chairman George - 2.

RECEIVED

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ALAMEDA COUNTY PLANNING
DEPARTMENT

I CERTIFY THAT THE FOREGOING IS A COR-
RECT COPY OF A RESOLUTION ADOPTED BY
THE BOARD OF SUPERVISORS, ALAMEDA

COUNTY, CALIFORNIA AUG 02 1984

ATTEST: AUG 09 1984

WILLIAM MEHRWEIN, CLERK OF
THE BOARD OF SUPERVISORS

BY: *Lita Casimiro*

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